DEVELOPMENT STANDARDS

CITY OF TUCSON

PROCEDURES FOR THE ESTABLISHMENT OF DEVELOPMENT STANDARDS

1-01.1.0 PURPOSE
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1-01.0.0 PROCEDURES FOR THE ESTABLISHMENT OF DEVELOPMENT STANDARDS.

1-01.1.0 PURPOSE. To provide procedures for the establishment of, and amendment to, standards for the development of land within the City of Tucson. This document also provides a procedure for the consideration of requests to modify requirements within a Development Standard and a procedure to hear appeals of decisions on those requests. This Standard is also established as Administrative Directive 1.02-9, under the City of Tucson Administrative Directives.

1-01.2.0 DEFINITIONS.

A. Development - Any activity related to the use of land which is subject to regulation by the City of Tucson through its *Land Use Code* or other applicable City Code provisions.

B. Standards - Design principles, criteria, and specifications which describe the manner in which development and related improvements are accomplished in order to obtain development approval.

C. Improvements - Any on-site or off-site improvement including refuse container enclosures; street, sidewalk, sewer, water, and electric utility installations; drainage and flood control facilities; monuments or other similar facilities or development for which the City of Tucson may ultimately assume responsibility for maintenance and operation; or landscaping, screening, or other site improvement required by the *Land Use Code* or other appropriate City Code.

D. Community Design Review Committee (CDRC) - A technical advisory committee, created by the City Manager, with representatives from City departments and non-City public agencies involved in development review (see Development Standard No. 1-03.0).

1-01.3.0 POLICY. The establishment of Development Standards is necessary to review land development proposals in a timely manner and to ensure that land development is properly planned and executed with due consideration for public services and facilities, topographic constraints, and the general public's health, safety, and welfare.

1-01.4.0 PROCEDURES.

4.1 Initiation of Proposed Development Standards. Proposals to establish Development Standards, or to amend existing Development Standards, may be initiated by the director of any City department or by any non-City agency or individual affected by land development by submitting a draft proposal to the Planning Department.

4.2 Review of Proposed Development Standards. The review of a new Development Standard, or amendment to an existing Development Standard, is coordinated by the Planning Department. The review procedure is as follows.

A. Proposed and revised Development Standards are submitted to the Planning Director, who transmits the item to the CDRC for preliminary review.

B. The Planning Director will ensure that community members affected by any proposed or revised Development Standard, including annual subscribers to the Development Standards Book, have the opportunity to review and comment on such proposals. These individuals are notified by the Planning Department that a draft Development Standard is available for review. Anyone interested in reviewing the draft Development Standard proposal may request a copy from the Planning Department. The public review may occur concurrently with preliminary CDRC review. All interested parties receive at least thirty (30) days for comment following the mailed notice indicating that the Development Standard is available for review.

C. Following the thirty (30) day review period, the Planning Director submits the revised Development Standard based on public comments and other agency comments to members of the CDRC for review and recommendation.

D. The Development Services Department Director will review all proposals for new Development Standards, as well as proposed revisions to existing Development Standards.

E. The Planning Director may limit or entirely eliminate CDRC and/or general public review of Development Standards which establish administrative procedures or submittal requirements.

4.3 Recommendation to the City Manager. Following review of the proposed or revised Development Standard by the CDRC and the public, the Planning Director transmits the Development Standard to the director of the initiating department for approval and signature. The Development Standard is then forwarded to the City Manager for final authorization.

4.4 Authorization of Development Standards. The City Manager may authorize a Development Standard where the CDRC and the initiating department have recommended it. The City Manager's decision is final, and the Development Standard becomes effective upon the signature of the City Manager, unless the Manager refers the matter to the Mayor and Council for consideration and action. In situations where the Development Standard is authorized through adoption of an ordinance by Mayor and Council, the effective date of the ordinance will apply.

4.5 Publication of Development Standards. Development Standards established in accordance with the above procedures are distributed to affected governmental agencies, non-governmental organizations, and individuals and are maintained as public records in the Office of the City Clerk, the Development Services Department, the Department of Planning, and the agency responsible for their initiation and/or review. The Department of Planning maintains a format and organization for easy reference and amendment and is responsible for distribution of approved Development Standards.

4.6 Enforcement. The department and/or agency responsible for the adopted Development Standard is responsible for its implementation.

4.7 Modification Requests. Each Development Standard indicates the intent of each requirement and standards relating to health, life, and safety. The provisions of the Development Standards are not intended to prevent the use of any material or method of construction not specifically prescribed by the Development Standards. The Development Services Department Director may approve alternate materials and/or methods of construction provided that the proposed alternate meets the intent of the prescribed Development Standard and addresses any health, life, and safety considerations.

A. *Standards for Consideration: Conditions.* Whenever there are practical difficulties which prevent the strict application of the Development Standards, the Development Services Department Director may approve modifications or waivers from the requirements of the Development Standard provided that:

1. The modification is in conformity with the intent and purpose of the Development Standard and such modification addresses health, life, and safety considerations; and

2. The strict application of the Development Standard fails to accomplish the intent of the Development Standard due to such reasons as existing conditions, the character of the area, or existing site or location constraints, etc.

The applicant is responsible for supplying whatever information is necessary to demonstrate that there are practical difficulties resulting from the strict application of the Development Standard.

In granting approval of a modification request to a Development Standard, the director of the department charged with enforcement of the Development Standard may place conditions necessary to effectuate the purpose of the Development Standard. Code requirements restated in a Development Standard may not be modified by this process but may be varied or modified through the variance/modification process provided in the relevant code.

Each modification request and the decision on the request are site and development specific. The granting/denying of a Development Standard modification or waiver in one case shall not be a precedent for the granting/denying of a modification request in another case.

4.7 Modification Requests. (Cont'd)

B. *Procedure for Review of Request.* The applicant shall submit the modification request on an application form provided by the Development Services Department along with seven (7) copies of the plan which clearly indicates the area(s) of the project affected by the request.

The request shall be submitted to the Development Services Department which will confer with the director or designee of the department charged with enforcement of the Development Standard being modified. The Development Services Department Director may ask the CDRC Core Members, as defined in Development Standard 1-03.0, for input regarding any modification to a Development Standard. The Development Services Department Director and the applicable department director(s) shall approve or deny the modification request within five (5) working days from the application date. The decision on the modification shall be provided in writing by the Development Services Department and distributed to the applicant, all CDRC members, and any party requesting a copy.

The Development Services Department shall maintain a permanent record of modification requests to the Development Standards.

C. *Appeal of Decision.* Appeals from decisions of the Development Services Department Director on requests to modify a requirement in a Development Standard are heard by the Zoning Examiner. The appeal shall be processed by the Development Services Department as follows.

1. *Submittal.* The appeal is submitted in writing to the Development Services Department within fourteen (14) days of the issuance of the decision being appealed. An appeal may be submitted by the applicant and/or representative or by any member of the CDRC affected by the request. The filing of an appeal stays all proceedings.

2. *Notice.* Mailed notice is sent to the applicant and/or representative and to any CDRC member affected by the modification request. The mailed notice shall provide: the name of the applicant and/or representative and the mailing address; the assigned title and file number of the modification request; the modification request, including the reasons for the request; the date, time, and location the appeal will be considered by the Zoning Examiner; and the address and telephone number of DSD.

3. *Zoning Examiner Hearing.* The appeal is considered by the Zoning Examiner in an administrative hearing within thirty (30) days of the filing of the appeal but no earlier than fifteen (15) days after the mailed notice is sent. During the review of the appeal, the Examiner considers testimony presented by those entities/persons noticed of the appeal or determined to be affected by the modification request. The Zoning Examiner may continue the hearing for a period of not longer than thirty (30) days.

4.7 Modification Requests. (Cont'd)

4. *Appeal of Zoning Examiner's Decision.* The Examiner's decision may be appealed by a party of record within fourteen (14) days of the date of decision. The filing of an appeal stays all proceedings.

5. *Issuance of Permits/Approvals.* Permits or development approvals dependent on the modification shall not be issued until the fourteen (14) day appeal period has expired.

1-01.5.0 **RESPONSIBILITY FOR REVIEW.** The Planning Director, together with the Development Services Department Director, will review this directive annually in January, or as necessary.

PRESENTATION FORMAT FOR PROPOSED DEVELOPMENT STANDARDS

1-02.1.0 PURPOSE
1-02.2.0 PRESENTATION FORMAT

1-02.0.0 PRESENTATION FORMAT FOR PROPOSED DEVELOPMENT STANDARDS.

1-02.1.0 PURPOSE. To provide a consistent format to all proposed Development Standards that are presented in accordance with Development Standard No. 1-01.0. This format would assure proper and adequate information and consistency in presentation for all proposed Standards.

1-02.2.0 PRESENTATION FORMAT. All proposed Standards are to be submitted to the Planning Department in the following format:

A. Sheet.

1. 8½ x 11 size
2. Each page shall reference the title of the Standard.
3. Each page shall be numbered, and the total number of pages for the Standard shall be noted. (Example: Page 1 of 8)

B. The format for each Standard shall be as follows:

I. Purpose
II. Definitions
III. Standard
IV. Illustrations
V. Cross-Reference

C. Thirty copies (30) are to be submitted for distribution and review.

COMMUNITY DESIGN REVIEW COMMITTEE

1-03.1.0 GENERAL
1-03.2.0 ORGANIZATION
1-03.3.0 FUNCTIONS
1-03.4.0 APPENDIX
1-03.5.0 RESPONSIBILITY FOR REVIEW

1-03.0.0 COMMUNITY DESIGN REVIEW COMMITTEE.

1-03.1.0 GENERAL.

1.1 Purpose. To establish the organization and function of the Community Design Review Committee (CDRC).

1.2 Definitions. None.

1.3 Policy. The City of Tucson is committed to encourage and facilitate the efficient and innovative development of land within its city limits, with a particular interest in infill areas.

1-03.2.0 ORGANIZATION.

2.1 General. The CDRC is composed of City departments, utility companies, and other agencies which regulate land use within the city limits.

2.2 Membership.

A. *Core Members.* Members in this category are the following City departments, which are asked to review and comment in writing on submittals to the CDRC and are invited to attend the regular meetings, as appropriate:

Development Services (Project Management, Building Code, Zoning Review Section, Landscape Section, and Engineering Development Review)
Planning (Community Planning and Preservation)
Transportation (Engineering, Floodplain, and Traffic)
Fire
Solid Waste Management (Sanitation)
City Attorney

B. *Utilities.* Members in this category are the following utilities which are asked to review submittals and respond in writing and may be asked to attend meetings as appropriate.

2.2 Membership. (Cont'd)

Pima County Wastewater Management
Southwest Gas
Qwest Communications
Tucson Electric Power Company
Tucson Water Department

C. *Other Public Agencies.* Public agencies under this category are only asked to review submittals and comment in writing.

United States Postal Service
State of Arizona Department of Transportation
Pima Association of Governments
Pima County Air Quality Control
Pima County Planning & Development Services
Pima County Addressing
Pima County Assessor
Pima County Transportation
Tucson Airport Authority

2.3 Coordination. The Director of the Development Services Department (DSD), or designated representative, chairs the CDRC and is responsible for coordinating, compiling, and maintaining a record of all the responses generated by the CDRC members. CDRC recommendations are transmitted to the Planning Director, DSD, the Zoning Examiner, the City Manager, and the applicant as applicable.

The DSD serves as a single point of contact and administrative review agency to ensure the processing of submittals in an orderly and timely manner and with the least amount of difficulty.

As part of its coordination function, the DSD maintains a list of professionals, agencies, etc., which, even though they are not members of the CDRC, have expressed interest in being informed when submittals for new projects are made to the CDRC for review. The DSD mails a copy of the CDRC application to these interested parties as a courtesy when a submittal is made to the CDRC. The recipients cannot place any requirements on the project.

2.4 Meetings. The chair of the CDRC schedules the appropriate regular weekly meetings to allow the applicant the opportunity to discuss the comments generated by the CDRC members and get clarifications/explanations regarding regulations and processes.

CDRC meetings are open to the public, but they are not public hearings. Members of the public are allowed only to listen and ask questions related to the project under discussion.

2.5 Project Review Comments. Each CDRC member reviews submittals, as appropriate, only for conformance with the codes, ordinances, Development Standards, and other applicable regulations for which his/her department or agency is responsible for enforcing. Each CDRC member provides the CDRC with a written response which includes any resubmittal requirements, if applicable. Comments generated by CDRC members shall quote the pertinent section(s) of the code(s) or Development Standard(s). The DSD compiles and makes available these comments to the applicant in a timely manner.

2.6 Conflicting Requirements. The DSD Director resolves any conflict that may arise among CDRC members regarding a development requirement or process and documents the measures taken to resolve the conflict.

1-03.3.0 FUNCTIONS.

3.1 General. The CDRC serves in a technical advisory capacity for the City Manager, the Zoning Examiner, the Planning Director, the DSD Director, and the Mayor and Council.

The CDRC primary functions are to facilitate and expedite the review and approval of subdivision plats, development plans, and land development regulations, such as Development Standards, and to ensure compliance with adopted codes and regulations applicable to a project.

CDRC members possess the necessary administrative authority and expertise to properly evaluate matters before the CDRC and are obligated to respond expeditiously and in a timely and courteous manner.

They are also expected to objectively enforce requirements established by an adopted code, ordinance, or Development Standard and to assist to the best of their ability in finding solutions to technical and procedural problems.

3.2 Development Regulations Information. CDRC members provide information to individuals regarding development of specific sites within the City of Tucson. Such information may include explanations of regulations and design standards applicable to the proposed development and any other land use related information including projected capital improvements.

3.3 Technical Review. The CDRC performs formal technical review of all tentative and final plats, development plans, and design standards, in accordance with applicable codes and ordinances.

Informal preliminary reviews can be done by the CDRC by scheduling a presubmittal conference with DSD. The quality of comments generated at a presubmittal conference is directly related to the quality and level of detail provided by the applicant.

The DSD Director has the discretion to ask the CDRC for advice regarding any other matter related to land development.

1-03.4.0 **APPENDIX.** None.

1-03.5.0 **RESPONSIBILITY FOR REVIEW.** The DSD Director reviews this Standard at least annually or at the discretion of the City Manager.

SUBDIVISION ASSURANCE PROCEDURES

1-04.1.0 PURPOSE
1-04.2.0 DEFINITIONS
1-04.3.0 POLICY
1-04.4.0 SUBDIVISION IMPROVEMENT ASSURANCES
1-04.5.0 RESPONSIBILITY FOR REVIEW

1-04.0.0 SUBDIVISION ASSURANCE PROCEDURES.

1-04.1.0 PURPOSE. To provide affected City departments with procedures for approving assurances for the completion of subdivision improvements as required by state law, Arizona Revised Statutes, Section 9-463.01(C)(8).

1-04.2.0 DEFINITIONS. Definitions for words used in this Standard are found in the Development Standards Glossary or in Sec. 6.2.0 of the Tucson *Land Use Code (LUC)*.

1-04.3.0 POLICY. Subdivision plats are to be reviewed and approved in a manner consistent with the requirements of state law.

1-04.4.0 SUBDIVISION IMPROVEMENT ASSURANCES.

4.1 Completion of Improvements. All subdivision improvements, including streets and sidewalks; sewer, water, and electric utilities; drainage and flood control improvements; and monuments, as required by Article IV of the *LUC*, the improvement standards of the City Engineer, the Director of Tucson Water, the electric utility, and state statutes and regulations, shall be completed before a subdivision plat may be transmitted to the Mayor and Council for final approval. All required improvements shall be made by the subdivider in accordance with current policies of the City Engineer, Director of Tucson Water, and the electric utility.

4.2 Alternatives. As an alternative to the completion of required subdivision improvements, a subdivider may:

A. Post performance bonds from a surety bonding company authorized to do business in the State of Arizona. The bonds shall name the City of Tucson as obligee and shall be in an amount at least equal to the cost, as estimated by the subdivider and approved by the City Engineer or designee, Director of Tucson Water, or authorized representative of the electric utility as sufficient to secure to the City the satisfactory construction, installation, and dedication of the uncompleted portion of the required improvements.

4.2 Alternatives. (Cont'd)

B. Establish a cash escrow account with the City or a bank or similar financial institution acceptable to the Beneficiary. The amount of the cash escrow account shall be at least equal to the cost, as estimated by the Depositor and approved by the Beneficiary, of construction, installation, and dedication of the required improvements.

Such cash escrow account shall provide for one (1) of the following:

1. That the principal and accumulated interest shall be held in trust by the Beneficiary or the Escrow Agent until released in whole or part by the Beneficiary and may not be used or pledged by the Depositor for any purpose during the period the escrow account is in effect; and further, that in the case of a failure on the part of the Depositor to complete the required improvements within the specified time period and upon notice by the Beneficiary to the Depositor, the escrow funds and all accumulated interest shall immediately, without further action, be made available to the Beneficiary for use in completion of those improvements.

2. That the Depositor make a cash contribution to an escrow account, and to include the interest accumulated thereon after the date of such contribution, so as to provide the Beneficiary the flexibility of deferring permanent improvements along or adjacent to arterial or collector streets by holding contributed funds until such time as sufficient funds become available to design, and/or construct, an entire section of roadway or other improvement.

C. Provide a letter of credit from a bank or other financial institution or person acceptable to the City. The letter of credit shall provide the following:

1. That the creditor guarantees funds in an amount equal to the cost, as estimated by the subdivider and approved by the City Engineer or designee, Director of Tucson Water, and authorized representative of the electric utility, of construction, installation, and dedication of the required improvements.

2. That, in the case of failure on the part of the subdivider to complete the required improvements within the specified time period and upon notice by the City to the subdivider, the creditor shall, without further action, immediately pay to the City such funds as are necessary to complete the required improvements, up to the limit of credit stated in the letter.

3. That the letter of credit may not be withdrawn or reduced in amount until released by the City.

4.2 Alternatives. (Cont'd)

D. Provide such other assurances or security as the City Engineer or designee, Director of Tucson Water, or authorized representative of the electric utility may recommend and the Mayor and Council may approve as appropriate and necessary to secure completion of the required improvements.

4.3 Assurance Requirements. The assurances described in Sec. 1-04.4.2 are subject to the following requirements:

A. Such assurances shall be satisfactory to the City Attorney as to form, sufficiency, and manner of execution.

B. The period within which the required improvements must be completed shall be incorporated in the documents creating the assurance and should generally not exceed two (2) years from the date of final plat approval. However, the City Engineer or designee may recommend a longer period for completion of improvements where, because of incompatible grades, inadequate connecting facilities, or lack of future planning, completion within two (2) years is impossible or undesirable. Subsequent to final plat approval, the City Engineer or designee may, upon proof of difficulty, recommend to the Mayor and Council extension of the completion date described in the assurances.

C. The City Engineer, or duly-appointed representative, may, at any time during the period of the assurance, accept a substitution of principal or sureties.

1. Substitution of Third-Party Land Trust Assurance

Processing/Review Fee.....$100

4.4 Deferral or Waiver of Assurances. Upon the recommendation of the City Manager, the Mayor and Council may waive, prior to final plat approval, the completion of any improvements which in their judgment are not required in the interests of the public health, safety, and general welfare.

4.5 Inspection and Acceptance of Improvements. The City Engineer or designee and Director of Tucson Water shall provide for inspection of required improvements. If the City Engineer or designee and the Director of Tucson Water find upon inspection that any of the required improvements have not been constructed in accordance with the City's construction standards and specifications, the subdivider shall be responsible for completing or replacing such improvements to the specifications of the City Engineer or designee and Director of Tucson Water.

4.5 Inspection and Acceptance of Improvements. (Cont'd)

The City will not accept dedication of the required improvements or release or reduce any assurance until the City Engineer or designee has received statements from the Director of Tucson Water and the Director of the Pima County Wastewater Management Department that such improvements have been satisfactorily completed. Upon such approval and recommendation by the City Manager, the Mayor and Council shall accept the improvements for dedication in accordance with established procedure.

4.6 Reduction of Assurances. The amount of an assurance may be reduced upon actual dedication of improvements, and then, only to the ratio that the improvement dedicated bears to the total improvements indicated on the plat. Where a subdivider completes and offers to dedicate the required improvements for a portion of the final plat, assurances for such improvements may be reduced only where the improvements can be used and maintained independently of improvements required for the entire plat. For example, temporary cul-de-sacs should be provided for incomplete streets; water, sewer, and electric facilities should be capable of independent operation; and adequate access for public safety vehicles should be provided. In no event shall assurances described in Sec. 1-04.4.2.A and Sec. 1-04.4.2.C be reduced below twenty-five (25) percent of the principal amount of each assurance before final plat approval.

4.7 Release of Assurance (Third-Party Land Trust).

A. *Residential Subdivisions:* Up to seventy-five (75) percent of the lots in any particular phase may be released prior to completion and acceptance of the common-element improvements (i.e., sewer lines, water lines, street improvements, etc.). Any lot(s) released must be served by the common-element improvements. Once the common-element improvements have been accepted, partial releases greater than seventy-five (75) percent or a final release may be granted only when all the lot-specific improvements have been completed, inspected, and accepted by the appropriate agency.

B. *Commercial Subdivisions:* Up to sixty (60) percent of the lots in any particular phase may be released prior to the completion and acceptance of the common-element improvements (i.e., sewer lines, water lines, street improvements, etc.). Any lot(s) released must be served by the common-element improvements. Once the common-element improvements have been accepted, partial releases greater than sixty (60) percent or a final release may be granted only when all the lot-specific improvements have been completed, inspected, and accepted by the appropriate agency.

1-04.5.0 RESPONSIBILITY FOR REVIEW. The City Engineer or designee will review this Standard annually in October.

PLANNED AREA DEVELOPMENT (PAD) ZONE REZONING PROCEDURES

1-06.1.0 PURPOSE
1-06.2.0 DEFINITIONS
1-06.3.0 GENERAL
1-06.4.0 APPENDIX
1-06.5.0 RESPONSIBILITY FOR REVIEW
EXHIBIT I DIAGRAM OF PAD ZONE REZONING PROCESS

1-06.0.0 PLANNED AREA DEVELOPMENT (PAD) ZONE REZONING PROCEDURES.

1-06.1.0 PURPOSE. This Standard is established to provide supporting information for procedures and standards which guide the preparation, review, adoption, and implementation of rezoning applications to the Planned Area Development (PAD) zone as provided in Sec. 2.6.3, Sec. 5.3.2.3, and Sec. 5.4.2.4 of the Tucson *Land Use Code (LUC)*.

1-06.2.0 DEFINITIONS. Definitions for words used in this Standard are found in the Development Standards Glossary or in Sec. 6.2.0 of the *LUC*.

1-06.3.0 GENERAL.

3.1 Land Use Regulations. A PAD zone shall be identified as a Planned Area Development (PAD) District and may have land use regulations separate and distinct from the *LUC* and any other PAD. Where a provision in a PAD varies from the *LUC*, the PAD shall govern.

3.2 Establishing a PAD District. A PAD District is established through a Type IV Legislative Procedure, Sec. 5.4.2.4 of the *LUC*.

A. A PAD District is established for an area upon adoption by ordinance by the Mayor and Council of a precise plan and development regulations.

B. Each PAD District must be in compliance with the adopted *General Plan* and applicable area and neighborhood plans.

3.3 Initiation of a PAD District. The consideration of a PAD District is initiated by filing an application with the Planning Department to rezone the property to the PAD zone. Such application may be filed by the owners of the subject property, an agent for the property owners, or the Mayor and Council. The application will be accepted for processing only if the following can be met.

A. The site is under single ownership or control.

B. The site's minimum land area is at least forty (40) acres or, if located in the Downtown Redevelopment District as defined in Sec. 6.2.4 of the *LUC*, a full city block.

3.3 Initiation of a PAD District. (Cont'd)

C. The PAD District land area shall be contiguous and in such configuration as to accommodate a well-integrated project.

D. The Mayor and Council may authorize the initiation of a PAD District of less than forty (40) acres that is consistent with the intent of the PAD zone.

3.4 Neighborhood Meetings. In accordance with Sec. 5.4.5.2 of the *LUC*, the applicant is required to offer to meet with the owners of property surrounding the subject rezoning site prior to filing a rezoning application with the City. The office of the Council Ward in which the rezoning site is located is also to be notified of the meeting. To comply with the offer to meet requirement, the offer is to be in writing and is to specify the date, time, location, and purpose of the meeting. The meeting should be held at a location within a reasonable distance of the rezoning site and scheduled in the evening or on a weekend to encourage greater participation. The written invitation should be mailed so that it is received at least one week prior to the meeting. The invitation is to be sent specifically to: (1) the owners of any property that is, at a minimum, within three hundred (300) feet of the rezoning site; and (2) all neighborhood groups that cover an area which falls within one (1) mile of the rezoning site and are registered with the City's Citizen and Neighborhood Services Office.

3.5 Application. Prior to the submittal of a rezoning application to a PAD zone for review and processing by City staff, the applicant shall attend at least one (1) presubmittal conference conducted by the Planning Director. The Planning Director may decide that additional presubmittal meetings are necessary.

Following the presubmittal conference, the Planning Director shall make a determination as to whether the proposed rezoning to the PAD zone is in compliance with the adopted *General Plan* and area and neighborhood plans.

3.6 PAD Zone Documents. A rezoning application to the PAD zone shall include the following elements in the form of either a map(s), text, or both, in conformance with Sec. 5.4.2.4.C, Sec. 5.4.5.3, and Sec. 2.6.3.6 of the *LUC*.

A. Introduction and Policy. A description of the purpose, scope, main concepts, and goals of the PAD District.

B. Site Analysis.

C. Plan Proposal.

3.7 Submittal and Staff Review Process. Draft PAD District Submittal - Following the Planning Director's determination that an amendment to the *General Plan* or area and neighborhood plans is not required, the draft PAD District application shall be submitted to the Planning Director for processing. Within one (1) week of its receipt, the Planning Department determines if the application is complete and acceptable. In addition to the information listed in Sec. 1-06.3.6, the application shall include the required fees in accordance with Development Standard 1-05.0, Development Review Fee Schedule, together with a statement of property ownership and control.

3.7 Submittal and Staff Review Process. (Cont'd)

Once the PAD rezoning application has been reviewed for conformance with Sec. 5.4.5.3 of the *LUC* and determined to be acceptable, the PAD District documents are forwarded for agency review and comment. See ***Exhibit I*** for procedural time line.

Review agencies review the rezoning application within thirty-five (35) days of its acceptance and forward their comments to the Planning Director. These comments are provided to the applicant.

The applicant will provide the requested number of revised copies of the project to the Planning Department incorporating requested changes. These changes should be discussed with the reviewing agencies. As part of the resubmittal, a cover letter shall explain how the revisions were made and which requested changes were not addressed and why.

3.8 Zoning Examiner Public Hearing and Recommendation. Within thirty (30) days after the review agencies recommend approval, the PAD rezoning request is scheduled for a public hearing before the Zoning Examiner.

The Planning Department prepares and files a report with facts, findings, and a recommendation with the Zoning Examiner and forwards a copy to the applicant at least fifteen (15) days prior to the public hearing.

The Planning Department shall notify by mail all property owners within a minimum of three hundred (300) feet of the proposed PAD District and neighborhood and homeowners' associations that are registered with the City whose boundaries are within one (1) mile of the PAD District. The notice will include the time and place of the public hearing, not less than fifteen (15) nor more than thirty (30) days, prior to the date of the public hearing. Notice shall also be published in a newspaper of general circulation in the city of Tucson at least fifteen (15) days prior to the date of the public hearing. The Planning Director may require that additional individuals be notified.

The Zoning Examiner conducts a public hearing on the rezoning request and issues a report with a summary of findings and recommendation to the applicant and other interested parties within five (5) days of the conclusion of the public hearing.

Fourteen (14) days after the conclusion of the public hearing, the Zoning Examiner shall transmit a final report complete with a record of the public hearing, findings, conclusion, and recommendation to the Mayor and Council.

3.9 Mayor and Council Decision. The rezoning to the PAD zone is considered by Mayor and Council. The Mayor and Council may approve the rezoning or decide to hold a public hearing before approving, denying, or continuing the rezoning request. The Mayor and Council may also remand the rezoning request back to the Zoning Examiner.

3.10 Effectuation of an Adopted District. The ordinance becomes effective thirty (30) days after the Mayor and Council adopts the rezoning request to the PAD zone.

3.11 PAD District Implementation. The PAD District is implemented by the recording of a final subdivision plat processed in accordance with the procedures of the *LUC*. PAD Districts may establish additional implementation procedures, provided such methods are not in conflict with required procedures and are fully described by the PAD District.

3.12 Development Plan Review. All proposed construction requires review and approval of a development plan in accordance with Sec. 5.3.8 of the *LUC*. The Planning Director is granted the authority to approve PAD District development plans.

3.13 Enforcement. Regulations adopted for each PAD District are enforced in the same manner as provided in Sec. 5.1.4.4 of the *LUC*.

3.14 Interpretation. The Planning Director shall interpret a PAD zone per Sec. 5.1.4 of the *LUC*. Interpretations of *LUC* provisions may be applied to similar PAD zone provisions.

3.15 Changes to an Adopted PAD District.

A. Amendments to an adopted PAD District rezoning ordinance shall be in substantial conformance with the objectives of the PAD District and with *General Plan* policies.

B. Amendment Application.

1. An amendment to a PAD District may be initiated by the property owner, the owner's agent, or the Mayor and Council upon submittal of a written application to amend one (1) or more of the PAD District regulations.

2. The application shall be accompanied by a statement documenting the need for the amendment.

3. The Planning Director shall determine if the amendment would result in a substantial change in the PAD District.

4. If the request is determined to be a substantial change, the Planning Director shall schedule the amendment request before the Zoning Examiner for public hearing and recommendation to the Mayor and Council.

5. The Planning Director may administratively approve nonsubstantial changes. Requests to modify regulations which are determined to be nonsubstantial are considered by the Planning Director. Refer to Sec. 2.6.3.11 of the *LUC*.

1-06.4.0 APPENDIX. Not required.

1-06.5.0 RESPONSIBILITY FOR REVIEW. The Director of the Planning Department reviews this Standard annually in the month of July or as necessary.

PLANNED AREA DEVELOPMENT SUBMITTAL TO THE PLANNING DEPARTMENT

7 DAYS

PLANNING DIRECTOR DETERMINES PLAN COMPLIANCE

30 DAYS FOR AGENCY REVIEW

AGENCY REVIEW COMMENTS MADE AVAILABLE TO APPLICANT

A REVISED PAD PLAN WILL BE SUBMITTED TO REVIEW AGENCIES FOR RE-REVIEW IF REVISIONS ARE NECESSARY

REVIEW AGENCY APPROVAL

15 DAYS - STAFF REPORT IS PREPARED FOR ZONING EXAMINER'S HEARING

NOTICE OF ZONING EXAMINER'S PUBLIC HEARING

15 DAYS NOTIFICATION PERIOD

ZONING EXAMINER'S PUBLIC HEARING

5 DAYS - ZONING EXAMINER PROVIDES "SUMMARY OF FINDINGS" REPORT

7 DAYS - ZONING EXAMINER PROVIDES FINAL REPORT

M/C MEETING/HEARING FOR CONSIDERATION OF ORDINANCE ADOPTION

REZONING PROCEDURES

1-07.1.0 PURPOSE
1-07.2.0 DEFINITIONS
1-07.3.0 APPLICABILITY
1-07.4.0 PROCEDURES
1-07.5.0 RESPONSIBILITY FOR REVIEW
1-07.6.0 EXHIBITS

1-07.0.0 REZONING PROCEDURES.

1-07.1.0 PURPOSE. This Standard is established to provide supporting information for the rezoning procedures adopted in the Tucson *Land Use Code (LUC)*. The procedures were established to provide the minimum amount of time necessary for Planning Department staff to review and process rezoning applications, while providing adequate time for applicants to comply with conditions of rezoning.

1-07.2.0 DEFINITIONS. Definitions used in this Standard are found in the Development Standards Glossary or in Sec. 6.2.0 of the *LUC*.

1-07.3.0 APPLICABILITY. The following information and requirements apply to all rezoning requests, including those in process, with the exception of rezonings to the Planned Area Development (PAD) zone. For information on processing a PAD zone application, refer to *LUC* Sec. 5.4.2.4 for the Type IV Legislative Procedure and Development Standard 1-06.0.

Exception: If a property is zoned O-3 and is proposed for rezoning to the R-3 zone, the applicant shall be exempt from rezoning fees and the preliminary development plan submittal requirements, provided the property was zoned R-4 on June 30, 1995. In addition, the staff report shall not recommend dedication of right-of-way, improvements, or any other similar exactions that are not standard requirements applied through the building permit process for projects to be developed under existing zoning. This exception expires on July 1, 2000. The applicant is advised that the application is processed as a rezoning which includes public notification, a public hearing, and the associated fees. A preliminary development plan would be helpful in addressing questions arising during the rezoning process.

1-07.4.0 PROCEDURES. Rezoning requests are processed through either the Type II Legislative Procedure, as provided by the *LUC* in Sec. 5.4.2.2, or the Type III Legislative Procedure, as provided by the *LUC* in Sec. 5.4.2.3. The applicant may request the use of either the Type II or III procedure; however, should the Type III procedure, “early ordinance,” be requested, staff may, upon evaluation of the submitted material, recommend against the adoption of the “early ordinance.”

1-07.4.0 PROCEDURES. (Cont'd)

A Type II Legislative Procedure, Sec. 5.4.2.2, is the standard rezoning procedure and the one used for rezoning requests when conditions of rezoning are satisfied prior to Mayor and Council consideration of adoption of a rezoning ordinance. This procedure is generally applied to rezoning requests where the proposed development is conceptual and specific development information cannot be provided.

A Type III Legislative Procedure, Sec. 5.4.2.3, is the rezoning procedure used for rezonings when an ordinance is adopted prior to compliance with conditions of rezoning. This procedure is also known as the "early ordinance" process. The Mayor and Council, in considering the application, is not obligated to approve or deny the ordinance at this time. They may choose to delay approval of an ordinance until the rezoning conditions have been met. Generally, the "early ordinance" procedure is utilized for projects which provide a fully-dimensioned development plan drawn in accordance with the requirements of Development Standard No. 2-05.0 and includes specific information on building size and setbacks; projected tenants (by use); compliance with motor vehicle and bicycle parking, landscaping and screening, and pedestrian access requirements; architectural design; and any other measures proposed for mitigation of negative impacts on surrounding properties.

The Type II and the Type III Legislative Procedures are identical, except for the application requirements and the point in the process at which an ordinance is presented to Mayor and Council for consideration. The following provides additional clarification to the procedures as delineated in the *LUC*.

4.1 Preapplication Conference. The applicant and/or representative is required to meet with staff prior to submitting a rezoning application. It is recommended, but not required, that the owner, or prospective owner, and his or her representative attend this meeting. The preapplication conference format was established to acquaint the applicant with adopted City plans, policies, regulations, procedures, and other information that will assist the applicant in determining if a rezoning application should be filed. Whether an amendment to the applicable subregional, area, or neighborhood plan is required before a rezoning application can be accepted will also be discussed. Submittal requirement information will be discussed during the preapplication conference. The submittal requirements are based on the applicable subregional, area, or neighborhood plan requirements; the project's relationship to washes, trails, resource corridors, and certain public preserves; and the option chosen under the Native Plant Preservation Ordinance (NPPO). The submittal requirements are also affected by whether a Type II or Type III rezoning procedure is chosen by the applicant. For specific submittal information, refer to Sec. 1-07.4.3 of this Standard. Since this is a preapplication conference and staff is being appraised of the request for the first time, staff comments will not be detailed but will provide enough information for the applicant to proceed to the next step.

4.2 Neighborhood Meeting. In accordance with Sec. 5.4.5.2 of the *LUC*, the applicant is required to offer to meet with the owners of property surrounding the subject rezoning site prior to filing a rezoning application with the City. The office of the Council Ward in which the rezoning site is located is also to be notified of the meeting. To comply with the offer to meet requirement, the offer is to be in writing and is to specify the date, time, location, and purpose of the meeting. The meeting should be held at a location within a reasonable distance of the rezoning site and scheduled in the evening or on a weekend to encourage greater participation. The written invitation should be mailed so that it is received at least one week prior to the meeting. The invitation is to be sent specifically to: (1) the owners of any property that is, at a minimum, within three hundred (300) feet of the rezoning site; and (2) all neighborhood groups that cover an area which falls within one (1) mile of the rezoning site and are registered with the City's Citizen and Neighborhood Services Office.

4.3 Application. Rezoning application packets are available from the Planning Department. To initiate the rezoning process, submit applications and accompanying materials to the Planning Department. Incomplete or inaccurate applications will not be accepted, nor will any application in which the preapplication conference or neighborhood meeting requirements have not been met.

The following documents and information shall be submitted upon application. The types of documents and the specific number of copies required of each of the documents is listed in the rezoning application packet.

A. *Application Form*. The rezoning application form, which is available at the Planning Department, is to be completed, including the required signatures. If the applicant is not the property owner, a letter from the property owner authorizing the applicant to act as the agent may be submitted in lieu of the owner's signature.

B. *Fees*. Fees, per Development Standard 1-05.0, shall be submitted with the application. Checks are made payable to the "**City of Tucson**." Planning Department staff will assist with fee calculations.

C. *Neighborhood Meeting Information*. Written proof of the offer to meet with the surrounding property owners, the meeting attendance sheet, and documentation of the results of the meeting are required. This would include the meeting notification letter, the mailing list, and the minutes of the meeting. The minutes should include any concerns raised at the meeting and the applicant's response to them, if any.

4.3 Application. (Cont'd)

D. *Preliminary Development Plan.*

1. *Type II Legislative Procedure.* Submittal requirements for a Type II Legislative Procedure include a preliminary development plan for the purpose of providing the general public and staff with information on the proposed use and development of the subject property. While the plan is conceptual in nature, it should contain appropriate and sufficient information for the public, staff, Zoning Examiner, City Manager, and Mayor and Council to adequately assess the impacts of the proposed development. For specific information on the preliminary development plan, refer to ***Exhibit I***.

2. *Type III Legislative Procedure.* Submittal requirements for a Type III Legislative Procedure ("early ordinance") include a preliminary development plan drawn in accordance with Development Standard No. 2-05.0. The preliminary development plan, in this situation, is to show that the development will comply with regulations by providing specific detailed information, such as, but not limited to, building size, setbacks, and land use; compliance with motor vehicle and bicycle parking requirements, landscaping and screening regulations, and pedestrian and trash dumpster access; architectural design; and any proposed measures to mitigate negative impacts the proposed development may have on surrounding properties. Multiphased projects generally do not qualify for an "early ordinance" since specific information is not available.

E. *General Site Inventory and Design Compatibility Report*. A General Site Inventory and Design Compatibility Report is required for all rezoning requests. This report should include information which addresses all relevant issues raised at the neighborhood meeting and the design issues identified in the subregional, neighborhood, and area plans applicable to the property to acknowledge existing conditions. For specific requirements, refer to ***Exhibit II***.

F. *Environmental Resource Report (ERR).* An Environmental Resource Report (ERR) is required for rezoning requests located in certain plan areas, along any designated resource corridor, within one (1) mile of any public preserve, or by the Tucson Stormwater Management Study. An ERR is also required if the set aside option is used to comply with the NPPO. It can also be used as the basis of the Native Plant Inventory and Native Plant Preservation Plan if prepared in sufficient detail. The public preserve must involve: (1) sensitive terrain, (2) significant wildlife areas, or (3) natural water courses or drainageways which have been identified by a land use plan or by the Critical and Sensitive Biological Communities (Shaw) Map for preservation or protection. For specific requirements of the Environmental Resource Report and when it is required, refer to ***Exhibit III***.

4.3 Application. (Cont'd)

G. *Cluster Option Report*. A Cluster Option Report is required for rezoning requests which propose an increase in maximum residential gross density under the Low Intensity Urban cluster options in subregional plans (i.e., *Catalina Foothills, Rincon/Southeast*, and *Tucson Mountains*). "Low Intensity Urban" is one of the residential intensity categories shown on the land use map and legend for these subregional plans. The intent of the Cluster Option, available under the Low Intensity Urban category, is to promote innovative site planning that preserves natural site features and protects the character of adjacent neighborhoods. For specific information on the Cluster Option Report and when it is required, refer to ***Exhibit IV***.

H. *Services Impact Report*. A Services Impact Report is required as part of a Type III Legislative Procedure rezoning application ("early ordinance" option). The purpose of the Services Impact Report is to allow the applicant and staff to determine the proposed project's demand on public services, as well as its impact on adjacent land uses. Additionally, the report provides staff the necessary information to thoroughly evaluate the proposed project for recommendation to the Mayor and Council. For specific information on the Services Impact Report, refer to ***Exhibit V***.

4.4 Plan Compliance. All rezoning applications are reviewed for compliance with the *General Plan* including applicable subregional, neighborhood, and area plans, as provided by Sec. 5.4.5.4 of the *LUC*. If the application does not comply or if insufficient information is submitted to verify compliance, the application will be rejected and the applicant informed as to the steps necessary to reapply.

A rezoning application which does not comply with the *General Plan,* including associated *Plans,* will not be accepted for processing until the rezoning application has been amended to comply or a plan amendment has been adopted through a Type I Legislative Procedure, Sec. 5.4.2.1 of the *LUC*, which would bring the application into compliance. The Planning Director's decision that the rezoning application is not in compliance with adopted plan policies can be appealed to the Mayor and Council. The appeal must be submitted in writing to the Planning Department within ten (10) days of the Director's written Notice of Decision. Appeals will be processed in accordance with Sec. 5.4.4.3, Type III Appeal Procedure, of the *LUC*. An appeal stays all processing until the appeal is heard and decided.

4.5 Acceptance of Rezoning Application. As provided by Sec. 5.4.5.3 of the *LUC*, rezoning applications must be accepted or rejected within seven (7) working days. If staff does not issue a decision within seven (7) working days, the application is considered accepted for review. Should the application be rejected, a new seven (7) working day review period begins upon submittal of the revised application.

4.5 Acceptance of Rezoning Application. (Cont'd)

As provided in Sec. 1-07.4.4 of this Standard, a rezoning application will not be accepted if it is not in compliance with adopted plan policies. The reason for this is rezoning cases are subject to a specific timetable. Rezoning requests must be heard in public hearing within seventy (70) days of acceptance of the rezoning application. That timetable does not provide adequate time to process a plan amendment and have a decision issued prior to the rezoning public hearing. In addition, both staff's and the Zoning Examiner's recommendations are based on applicable plan policies, which include the Mayor and Council's decision on the plan amendment.

On any rezoning application which is the result of a subregional, area, or neighborhood plan amendment, staff shall include the following information in the file; however, this information will include documentation of the Planning Commission's recommendation on the plan amendment, only if it is consistent with the Mayor and Council action.

A. The City Manager's Communication to the Mayor and Council on the plan amendment, which includes the City Manager's recommendation; the Planning Commission Chairperson's letter to the Mayor and Council containing the Planning Commission's recommendation; the Planning Director's recommendation to the Planning Commission and to the Mayor and Council; and a copy of the plan amendment application, including a copy of the concept plan, if any.

B. The summary minutes of the public hearing on the plan amendment application before, and the action by, the Planning Commission.

C. The portion of the Mayor and Council Administrative Action Report and Summary which covers the action taken on the plan amendment.

4.6 Changes to the Rezoning Application. If the applicant proposes changes to the rezoning application after the application has been accepted for processing, staff must determine whether or not the proposed changes are sufficient to require additional staff or agency review. If the changes require additional review, the changes will be accepted only if submitted prior to the legal advertisement and public notification of the public hearing and provided the changes are accompanied by the applicant's written consent on his or her willingness to begin the process again from the time of application. Since a public hearing on the rezoning application is required to be held within seventy (70) calendar days of the date the application is accepted, the timetable does not provide the additional time necessary for staff to evaluate any changes prior to the required public notice of the rezoning hearing; therefore, the applicant must be willing to waive the seventy (70) day requirement. Once the public hearing has been advertised, any request to delay the public hearing or to change the application must be submitted to the Zoning Examiner for determination.

4.7 Planning Department Recommendation. After City departments and public service agencies have reviewed and provided comment on the application, a staff report is prepared by the Planning Department. The report is distributed to the Zoning Examiner, the applicant, and the owners of property located within three hundred (300) feet of the rezoning site. The report is distributed at least fifteen (15) calendar days prior to the public hearing.

In accordance with Sec. 5.4.2.2.F and Sec. 5.4.2.3.F of the *LUC*, on rezoning requests which are the result of a subregional, area, or neighborhood plan amendment, the Planning Director's Recommendation or Report to the Zoning Examiner shall include the following information if it is available; however, this information will include documentation of the Planning Commission's recommendation on the plan amendment, only if it is consistent with the Mayor and Council action.

A. The City Manager's Communication to the Mayor and Council on the plan amendment, which includes the City Manager's recommendation; the Planning Commission Chairperson's letter to the Mayor and Council containing the Planning Commission's recommendation; the Planning Director's recommendation to the Planning Commission and to the Mayor and Council; and a copy of the plan amendment application, including a copy of the concept plan, if any.

B. The summary minutes of the public hearing on the plan amendment application before, and the action by, the Planning Commission.

C. The portion of the Mayor and Council Administrative Action Report and Summary which covers the action taken on the plan amendment.

4.8 Public Hearing by the Zoning Examiner. One public hearing is required by state law for any rezoning request. The public hearing held by the Zoning Examiner on behalf of the Mayor and Council satisfies this requirement. This hearing is held within seventy (70) calendar days of acceptance of the application unless the time is waived by the applicant. This hearing is legally advertised in a newspaper of general circulation at least fifteen (15) calendar days prior to the hearing date. Property owners within three hundred (300) feet and City registered neighborhood associations within one (1) mile of the subject site are also notified by mail at least fifteen (15) calendar days prior to the hearing date.

At the public hearing, the Zoning Examiner has the option of closing the public hearing or continuing the public hearing to another date, time, and place after hearing all testimony. Should the Zoning Examiner continue the hearing, the continuance cannot exceed thirty (30) calendar days.

4.9 Zoning Examiner Recommendation. Within five (5) working days of the close of the hearing, the Zoning Examiner issues a summary of findings, together with a recommendation to the applicant, Planning Director, and any other party requesting a copy.

4.9 Zoning Examiner Recommendation. (Cont'd)

A party of record may request in writing that the Zoning Examiner reconsider the recommendation (see Sec. 5.4.5.12 of the *LUC*) or may appeal the recommendation within fourteen (14) calendar days of the close of the hearing (see Sec. 5.4.5.14 of the *LUC*). If a request for reconsideration is filed, the Zoning Examiner has five (5) working days to determine if the recommendation should be amended or if the hearing should be reopened. If the Zoning Examiner's recommendation is appealed, the rezoning request will be set for public hearing before the Mayor and Council.

4.10 Mayor and Council Consideration. At the end of the appeal period for the Zoning Examiner's recommendation, the rezoning request is scheduled for Mayor and Council consideration. The Mayor and Council consider the Zoning Examiner's report for each rezoning request in a public meeting, unless one of the following situations applies which requires that a public hearing be held: (1) the applicant requests it, or (2) there is an appeal filed on the Zoning Examiner's recommendation. The Mayor and Council may also require a public hearing.

In a Type II Legislative Procedure, Sec. 5.4.2.2 of the *LUC*, upon consideration of the Zoning Examiner's recommendation, the Mayor and Council may do one or a combination of the following: (1) authorize the rezoning request, (2) set the request for public hearing, (3) remand the request back to the Zoning Examiner, (4) continue discussion to another time, or (5) deny the request. Should the Mayor and Council authorize the rezoning request, the conditions of rezoning shall be met prior to the rezoning ordinance being presented to the Mayor and Council for consideration.

In a Type III Legislative Procedure ("early ordinance"), Sec. 5.4.2.3 of the *LUC*, upon consideration of the Zoning Examiner's report, the Mayor and Council, in addition to the options listed for the Type II procedure, have the option of adopting a rezoning ordinance at the time of authorization. Should the "early ordinance" be adopted, compliance with conditions of rezoning is still required prior to the effectuation of the rezoning and the change of the zoning maps to the requested zone(s).

4.11 Ordinance Adoption. In a Type II Legislative Procedure, where the Mayor and Council has authorized the rezoning request subject to compliance with conditions of rezoning, staff will transmit an ordinance for Mayor and Council consideration upon compliance with those conditions.

Note: A partial ordinance may be adopted if the project is completed in phases and conditions are met for only that phase. The portion of the request considered for the partial ordinance must be able to meet codes without reliance on future phases.

As mentioned in Sec. 1-07.4.8, on a Type III Legislative Procedure ("early ordinance"), an ordinance is presented to Mayor and Council for consideration of adoption at the same time the Zoning Examiner's recommendation is considered.

4.11 Ordinance Adoption. (Cont'd)

Note: Since the "early ordinance" is adopted in full for the entire rezoning site at the time the Zoning Examiner's recommendation is considered, the conditions of rezoning must be met in full for the entire site (cannot be phased), before the zoning can be effectuated (i.e., zoning maps changed).

Note: State law requires that a thirty (30) day period lapse prior to effectuation of an adopted rezoning ordinance. Effectuating the ordinance does not necessarily effectuate the rezoning. The ordinance is effectuated thirty (30) days after adoption, while the rezoning is effectuated upon staff verification that all conditions of rezoning have been met. No permits or development approvals can be granted that are in furtherance of the rezoning request until the thirty (30) days have lapsed and the conditions of rezoning have been met.

4.12 Time Period for Completion of Conditions. The Mayor and Council, when authorizing a rezoning request, establish a time period to meet all conditions of rezoning. The time period begins the day after the date of authorization if the process is a Type II Legislative Procedure. If the process is a Type III Legislative Procedure, the time period commences the day after the date of ordinance adoption.

The length of the time period permitted to complete conditions of rezoning can vary from one (1) day to five (5) years. By Mayor and Council policy, the staff recommendation for rezoning requests which involve a zoning violation is a one (1) year period. For rezoning requests which do not involve a zoning violation, a five (5) year period is recommended.

Should the conditions of rezoning not be completed within the required time period, the rezoning will not be effectuated, and the application file will be closed administratively.

4.13 Types of Rezoning Ordinances. There are three (3) types of rezoning ordinances that can be presented to the Mayor and Council in either the Type II or Type III Legislative Procedure. All rezoning ordinances become effective thirty (30) calendar days after the date of adoption, as required by state law. However, the rezoning is not effectuated until compliance with all conditions of rezoning is confirmed, including the final action required by the ordinance to complete the rezoning process. All this must occur within the required time period set by the ordinance. During the period between ordinance adoption and the required final action, since the zoning is not in effect, the City cannot approve any improvement to the property that is not in compliance with the existing underlying zone.

Note: In the case of a Type III Legislative Procedure ("early ordinance"), Sec. 5.4.2.3 of the *LUC*, all rezoning conditions must be met for the entire rezoning site, prior to effectuation of the rezoning for the property.

4.13 Types of Rezoning Ordinances. (Cont'd)

The three (3) types of rezoning ordinances, all considered final actions, are as follows.

A. *Building Permit*. This is the standard type of ordinance that is used. The rezoning ordinance requires compliance with one or more conditions of rezoning, of which one is that a building permit be issued for construction of any new principal structure(s) on the rezoning site in compliance with an approved development plan. Permits issued for grading, electrical, sidewalks, patio walls, fences, storage buildings, and other similar types of improvements are not acceptable for effectuating the zoning. The building permit must be secured within the time period allowed for the rezoning case. The Planning Department is notified by the Development Services Department (DSD) when the permit is issued. The zoning is then effectuated, and the Planning Department changes the zoning maps to reflect the new zoning.

B. *Subdivision Plat*. This rezoning ordinance requires compliance with one or more conditions of rezoning, including the completion of the rezoning process through the recordation of a subdivision plat. If the conditions are met and the subdivision plat is approved and recorded within the time period allowed, the new zoning is effectuated, and the zoning base maps are changed to reflect the new zoning.

The use of this type of ordinance is generally limited to single family residential projects, where division of lots is such that the property cannot be used for other purposes without replatting. Staff can recommend the use of this type of ordinance for other forms of development where, in staff's opinion, the same intent can be accomplished or in such instances where the project is a large multiuse development and construction is phased, provided there is a development plan approved for the project. In this instance, the subdivision plat can be a block (or master) subdivision plat, with each block encompassing each land use area.

Note: Under this option, a rezoning ordinance can be forwarded to the Mayor and Council based on an approved tentative plat, provided it can be shown that all conditions of rezoning have been met, with the exception of the recordation of the plat. The effectuation of the rezoning will be subject to the recordation of the final plat prior to the expiration of the time period applicable to the rezoning. Although an ordinance can be adopted based on the approved tentative plat, no permits can be issued on the project until the ordinance has been effectuated. (This option allows the state-mandated thirty [30] day period, mentioned in Sec.1-07.4.6, to occur concurrently with the review of the final plat.)

4.13 Types of Rezoning Ordinances. (Cont'd)

C. *Site Inspection*. This rezoning ordinance applies to those rezoning applications where the eventual improvements to the property do not require the issuance of a building permit or the recordation of a subdivision plat. The rezoning ordinance requires conditions of rezoning, including the requirement that a site inspection be conducted to verify that the Mayor and Council conditions of rezoning have been met. The inspection would verify that site improvements have been installed on the rezoning site within the time period allowed, in accordance with an approved development plan. Once the site is inspected and compliance is confirmed, the new zoning is effectuated, and the zoning base maps are changed to reflect the new zoning.

Note: Once a rezoning case is completed and the zoning changed, the approved development plan and rezoning conditions remain as part of the public record and run continuously with the land, regardless of ownership. Change of use, removal or modification of improvements (including landscaping, screening, and parking) shown on the plan, or additions made without going through the development plan process for approval for a change in the approved development plan constitute a zoning violation.

4.14 Extension of Time for Completion of Conditions. When a rezoning request has been authorized or an ordinance adopted and the specified time period within which to complete all conditions of rezoning has lapsed, the case file will be closed in accordance with Sec. 5.4.5.17 of the *LUC*. A time extension, however, may be requested prior to the time period expiring. The request should be filed with the Planning Department at least four (4) to six (6) weeks prior to the expiration date so that a decision on the request can be made prior to that date. The review process is similar to that for a rezoning application, where the request is circulated for agency review and comment. At the end of that period, a staff report will be drafted and the item scheduled for Mayor and Council consideration. The Mayor and Council will consider the time extension request in a public meeting (no public notification required), except in the following situations.

A. A public hearing is required before the Mayor and Council if the request would extend the time period more than five (5) years from the date of the last public hearing on the request.

B. If a rezoning ordinance has been adopted and the time period for compliance with conditions of rezoning has lapsed, a public hearing before the Mayor and Council is required, because the rezoning case must be reactivated in order to consider the time extension.

C. A public hearing is required if the time period has lapsed prior to considering the extension.

4.15 Change in Development Plan and/or Conditions of Rezoning. Any proposed change to a rezoning preliminary development plan, to an approved development plan, or to the conditions of rezoning are considered as follows.

Note: Proposed changes must comply with adopted subregional, area, or neighborhood plan policies applicable to the property; otherwise, the proposed changes will not be processed.

A. *Process Determination.* The Planning Director makes a determination as to whether a proposed change to the conditions of rezoning, to the preliminary development plan, or to the approved development plan is substantial or minor. This decision determines which process, as provided in Sec. 5.4.5.19 of the *LUC,* will be applied.

1. A substantial change to rezoning conditions, to the preliminary development plan, or to the approved development plan requires Mayor and Council approval after a public hearing. The hearing shall be legally advertised in a newspaper of general circulation at least fifteen (15) days prior to the hearing date. Property owners within three hundred (300) feet of the subject site are notified by mail at least fifteen (15) days prior to the hearing date. Notice is also provided to City registered neighborhood associations within one (1) mile of the subject site and to any other person who was a party to the last public hearing on the rezoning request.

2. A minor change to rezoning conditions, to the preliminary development plan, or to the approved development plan requires Mayor and Council approval after a public meeting. Property owners within three hundred (300) feet of the subject site are notified by mail at least fifteen (15) days prior to the public meeting date. Notice is also provided to City registered neighborhood associations within one (1) mile of the subject site and to any other person who was a party to the last public hearing on the rezoning request.

3. A minor change to the preliminary development plan or approved development plan may be granted by the Planning Director.

B. *Review Process.* The following will be applied when the requested change requires Mayor and Council consideration.

1. *Application Requirements.* According to adopted Mayor and Council policy, an applicant for these types of changes must follow the same steps as if applying for a new rezoning. This includes compliance with the preapplication conference (Sec. 1-07.4.1), neighborhood meeting (Sec. 1-07.4.2), application documentation (Sec. 1-07.4.3), and plan compliance (Sec. 1-07.4.4) requirements.

4.15 Change in Development Plan and/or Conditions of Rezoning. (Cont'd)

2. *Review.* The review process is similar to that for a rezoning application. The request is circulated for agency review and comment. At the end of the agency review period, a staff report will be prepared and the item scheduled for Mayor and Council consideration in accordance with the applicable requirements of Sec. 1-07.4.15.A above.

4.16 Time Limitations on Refiling. Mayor and Council policy and the Rules and Procedures of the Zoning Examiner require that a new request for rezoning on property previously denied rezoning by the Mayor and Council not be accepted for a period of one (1) year from the date of denial, except:

A. when the case does not involve a request for a zone which was denied or recommended as a substitute zone and rejected by the original applicant; or

B. when a substantial change in the use of adjacent property has occurred since the previous case was heard which could not have been anticipated; or

C. when there has been a change in ownership and a substantially modified development plan is presented.

It is also the policy of the Mayor and Council to recognize the Pima County Board of Supervisors' one (1) year policy with respect to rezoning applications which have been denied, where these properties are later annexed into the city. The one (1) year waiting period begins on the day after the date the Board of Supervisors denied the application.

1-07.5.0 RESPONSIBILITY FOR REVIEW. The Planning Director will review this Standard annually or as necessary.

1-07.6.0 EXHIBITS. The following exhibits are attached.

Exhibit I - Preliminary Development Plan Checklist
Exhibit II - General Site Inventory/Design Compatibility Report Checklist
Exhibit III - Environmental Resource Report Checklist
Exhibit IV - Cluster Option Report Checklist
Exhibit V - Services Impact Report Checklist

EXHIBIT I
PRELIMINARY DEVELOPMENT PLAN CHECKLIST

I. APPLICABILITY. A preliminary development plan is required as part of any rezoning application processed under the Type II Legislative Procedure. If submitting for a Type III Legislative Procedure ("early ordinance"), a preliminary development plan drawn in accordance with Development Standard No. 2-05.0 is required.

For the Type II Legislative Procedure, the preliminary development plan should demonstrate that site planning and project design are based on the analysis of site features and the character of the surrounding neighborhood, as shown in the General Site Inventory and Design Compatibility Report (***Exhibit II***). Development within areas of site constraints should be evaluated for appropriate mitigation and illustrated on the preliminary development plan.

II. CONTENT AND SUBMITTAL REQUIREMENTS. The preliminary development plan should be fully dimensioned and drawn to an appropriate scale (one inch = 40 feet is suggested) on a 24 x 36 inch sheet, folded to our standard 8½ x 11 inch format. Please refer to the rezoning application information packet for the number of copies required at submittal. The following are required on the preliminary development plan.

A. The property boundary dimensions.

B. Existing zoning on-site and adjacent to the site. If more than one zone is requested, designate on the preliminary development plan the location of the proposed zoning boundaries along with dimensions and acreage of each zone requested.

C. Locations, size (square footage), and height of all existing buildings within one hundred (100) feet of the project site, dimensioned to show distance to project site boundaries, including approximate densities of residential uses and types of commercial or industrial uses.

D. Locations, size (square footage), and height of all buildings existing or proposed on the project site. Note the approximate setbacks from property boundaries and whether existing buildings will remain as part of the project or if they will be removed.

E. The adjacent roadways and their present and future rights-of-way, as per *the Major Streets and Routes (MS&R) Plan.*

F. Locations of any existing billboards on the project site. Note whether the intent is to leave in place, relocate, or remove.

G. Locations of loading zones, outdoor storage, trash dumpsters, and any proposed drive-through lanes.

H. Proposed changes in elevation and topography due to the proposed grading plan, including spot elevations.

II. CONTENT AND SUBMITTAL REQUIREMENTS. (Cont'd)

I. All proposed landscaping and screening of a project from adjacent development, whether required or not (masonry walls, vegetation--indicate width of landscape strip used for screening, type of vegetation proposed, etc.). Show any areas to be left undisturbed and preserved in place. Refer to the *LUC*, Sec. 3.7.0 and Sec. 3.8.0, for specific screening and native plant preservation requirements.

J. Drawings (details) of any landscaping and screening that will be employed to mitigate sound, visibility, exterior lighting, traffic, and other negative impacts of the proposed development.

K. Drawings (details) of the proposed location and type of drainage solution (generalized), i.e., natural channel, street system, retention, constructed channel, landscaped areas, parking areas, etc. Show erosion hazard setback lines, where applicable.

L. All parking areas, public or private streets, parking area access lanes (PAALs), and vehicular and bicycle parking requirements, including Americans with Disabilities Act (ADA) considerations.

M. Pedestrian circulation and access, including ADA considerations.

N. Street improvements that are proposed to mitigate any traffic impacts anticipated as part of this development (i.e., center or right turn lanes).

O. In addition, provide a small-scale drawing indicating the rezoning site location relative to the nearest major street, preferably the intersection of two major streets.

EXHIBIT II
GENERAL SITE INVENTORY/DESIGN COMPATIBILITY REPORT CHECKLIST

GENERAL SITE INVENTORY

I. **APPLICABILITY.** A General Site Inventory is required for all rezoning requests. Please refer to the rezoning application information packet for the number of copies required at submittal. The General Site Inventory should, at a minimum, identify and describe existing characteristics and conditions of the site. Based on knowledge of the site's development opportunities and constraints, the applicant can appropriately design the project to accommodate site and neighborhood characteristics. This basic information will be compared to the supplemental information provided in ***Exhibits I, III, IV, and V***.

II. **CONTENT AND SUBMITTAL REQUIREMENTS.** The following material may be provided on the preliminary development plan or in a separate document titled "General Site Inventory" which may include maps. The written information in the General Site Inventory and Design Compatibility Report should be included as the first section of ***Exhibits III, IV, and V***, if these exhibits are required. A map showing the location of the project site within the boundaries of the plan area is required, along with a table of contents indicating all required information by page or map number. Any maps and illustrations presented should include a legend and north arrow, be fully dimensioned, and be drawn at an appropriate scale (one inch = 40 feet is suggested) on a 24 x 36 inch sheet, folded to our standard 8½ x 11 inch format. Staff may waive or amend the requirement for any of this information if it is determined it is not necessary to evaluate the rezoning request. Staff may also require additional information, depending on the scale and intensity of the proposed development. The General Site Inventory should include the following.

A. Soils and Topography. Map of existing topographic contour information, including spot elevations and slopes of areas which are fifteen (15) percent or greater. Indicate any unstable soils which may be prone to subsidence or erosion. Indicate the presence of any landfills, "wildcat" dumping, radon gas, or dross on-site.

B. Vegetation. Description and map of existing on-site vegetation. Indicate any vegetative areas especially important for wildlife, scenic value, or screening. Indicate any areas to be left undisturbed and preserved in place. Refer to the *LUC*, Sec. 3.7.0 and Sec. 3.8.0, for specific screening and native plant preservation requirements.

C. Hydrology. Map of on-site hydrology (i.e., locations of existing washes, one hundred [100] year floodplains). Reference whether the City Floodplain Ordinance and/or Article VIII, Section 29-12 of the Tucson Code, Watercourse Amenities, Safety, and Habitat, are applicable to the site.

II. CONTENT AND SUBMITTAL REQUIREMENTS (GENERAL SITE INVENTORY). (Cont'd)

D. Cultural Resources and Public Services.

1. Provide a letter from the Arizona State Museum, the State Historic Preservation Office, or a qualified archaeologist indicating whether the site has been field surveyed, whether there are archaeological or historical resources on or adjacent to the site, and stating their recommendations with regard to further investigation and/or preservation.

2. Map the locations of schools abutting the project site. For residential projects, include as a map note or attached summary, the names of existing and proposed parks, libraries, and schools within a one-half (½) mile radius of the rezoning site. Provide the projected number of children who may be attending elementary, secondary, and high schools from the project site.

3. Map the locations of parks and public land abutting the project site and existing and proposed trails and trail access.

4. Indicate existing street improvements currently serving the site, such as curbs, gutters, sidewalks, and paving and the average daily trips (existing trips) on streets adjoining the proposed project.

5. Provide trip generation calculations for existing and proposed uses on the project site, including separate calculations for each different land use activity if the proposed project is a mixed use project.

6. Indicate any gateway or scenic routes adjoining the parcel.

7. Indicate whether the development will connect to public sewer.

8. Indicate who will provide water service to the site. Indicate whether the water company is certified by the state for the one hundred (100) year assured water supply. If the company is a service other than Tucson Water, indicate whether the company can provide fire protection service as well as domestic water.

E. Views. Describe the views to and from the site. Provide photographs and/or map the views.

F. Relationship of Preliminary Development Plan to General Site Inventory. Provide a written summary, supplemented by maps, map overlays, or a composite map, describing how the proposed development responds to the unique characteristics of the site or surrounding neighborhood. Any area of the site proposed for development which would conflict with an adopted City ordinance or policy must be specifically delineated, e.g., shaded or cross-hatched. The justification for disturbance of this portion of the site must be provided. At the discretion of the applicant, this information may be provided as part of other required reports (***Exhibits III through V***), if applicable.

DESIGN COMPATIBILITY REPORT

I. APPLICABILITY. A Design Compatibility Report is required for all rezoning requests in addition to the information in the General Site Inventory. While the General Site Inventory acknowledges existing conditions and issues related to the development of the site, the Design Compatibility Report focuses on land use compatibility and the built environment. This information is evaluated on how the proposed project utilizes the General Site Inventory; complies with applicable neighborhood, area, and subregional plans; and integrates the project into the existing environs.

II. CONTENT AND SUBMITTAL REQUIREMENTS. The Design Compatibility Report is intended to address the design issues identified in the General Site Inventory; subregional, area, neighborhood, and *General Plan* policies; and the *LUC* requirements. Any proposed development activity in conflict with adopted City ordinances or policy direction must be described. The report should demonstrate the measures used to mitigate the project's design impact on the surrounding area. Depending upon the types of mitigation measures to be used, these measures may be shown on the preliminary development plan or provided as written summary information.

Any maps and illustrations presented should include a legend and north arrow, be fully dimensioned, and be drawn at an appropriate scale (one inch = 40 feet is suggested) on a 24 x 36 inch sheet, folded to our standard 8½ x 11 inch format. Please refer to the rezoning application information packet for the number of copies required at submittal.

The Design Compatibility Report should include the following.

A. Supplemental Information for Preliminary Development Plan. The following design features are most appropriately shown on the preliminary development plan.

1. Additional proposed building setbacks, beyond the minimum requirement, which mitigate impact.

2. Transition of building height and number of stories.

3. Transition of densities.

4. Changes in elevation due to grading.

5. The proposed drainage solution (generalized), i.e., natural channel, street system, retention, constructed channel, landscaped areas, parking areas, etc. Include rationale for constructed drainage system, if one is proposed.

6. Locations of walkways, parking and loading areas, and pedestrian connections.

7. Types and placement of signs.

8. Types and placement of lighting.

II. CONTENT AND SUBMITTAL REQUIREMENTS (DESIGN COMPATIBILITY REPORT). (Cont'd)

B. Landscape Plan. The following design features are most appropriately shown on a landscape plan. If possible, this information can be shown on the preliminary development plan.

1. Types, placement, and sizes of proposed vegetation. Include the number of canopy trees in parking areas.

2. Screening measures, such as masonry walls, berms, and vegetation; types of material, location, and shape.

3. Defensible space techniques, as described in relevant policy direction (contact the Crime Prevention Section of the Tucson Police Department).

4. Include landscaping proposed within detention areas and drainageways.

C. Building Materials and Styles. A statement and/or illustration as to how the proposed building form, surface treatment, and materials respond to and are compatible with the climate, neighborhood context/existing development, and human scale, with the following elements as a guide for discussion. This discussion is your opportunity to explain how your development will be of benefit to the neighborhood. If your design conflicts with neighborhood context, explain the reason for your plan and design solutions.

1. Architectural form (i.e., variation in rooflines, pitch, flat), color, and material of structures proposed on-site, as well as existing adjacent buildings off-site.

2. Design for privacy and provision of defensible space.

3. Provision of view corridors.

4. Environmental response (i.e., energy conservation techniques, building orientation, placement of landscaping, etc.).

5. Existing landscaping and screening (walls/fences) along site boundaries on adjacent properties.

D. Policy Compliance. Note the applicable subregional, area, or neighborhood plans. Provide a summary statement describing how the proposed development complies or conflicts with adopted plan policies. Any area of the site proposed for development which would conflict with an adopted City ordinance or policy must be specifically delineated.

EXHIBIT III
ENVIRONMENTAL RESOURCE REPORT CHECKLIST

I. APPLICABILITY. An Environmental Resource Report is required for rezoning requests, in addition to the General Site Inventory and Design Compatibility Report, in the following instances.

(1) Requests lying within certain adopted plan areas which identify environmental issues, including subregional, area, and neighborhood plans. Those plan areas are: *Bear Canyon*, *Catalina Foothills*, *Esmond Station*, *Houghton East*, *Old Fort Lowell*, *Pantano East*, *Rincon/Southeast*, *Santa Cruz*, *Sabino Canyon-Tanque Verde*, *South Pantano*, *Tucson Mountains*, and *Tumamoc*.

(2) Requests where development is proposed along any designated resource corridor or within one (1) mile of designated public preserves. These are areas which may involve sensitive terrain, significant wildlife, and natural water courses or drainageways which have been identified for preservation or protection by a land use plan, basin management plans, the Tucson Stormwater Management Study, or the Critical and Sensitive Biological Communities Map (CSBC).

The basin management plans which establish certain design standards for washes include: West Branch Santa Cruz, Houghton East, Este Wash, Arroyo Chico, and North Stone. These plans are to be followed as applicable. The public preserves identified for purposes of this report include Saguaro National Park (East and West Units), Tucson Mountain Park, and Coronado National Forest.

The Environmental Resource Report is required whenever the “set aside” option of the Native Plant Preservation Ordinance (NPPO) is proposed. It can also be used as the basis of the Native Plant Inventory and Native Plant Preservation Plan if prepared in sufficient detail.

Although the Environmental Resource Report focuses on natural site features, the report will also inventory other site conditions, where applicable, such as adjacent land uses, traffic patterns, parks, and schools, in order to assess the full impacts of the proposed development. Based on knowledge of the site's development opportunities and constraints, the applicant can appropriately design the project to accommodate site and neighborhood characteristics.

Note: Some of these plans have areas which are largely urbanized. In these situations, where a rezoning case focuses on "fitting" new development into an existing built-up area, the Environmental Resource Report may be waived by Planning staff. Consideration will be on a case-by-case basis.

II. CONTENT AND SUBMITTAL REQUIREMENTS. A table of contents indicating all required information by page or map number is necessary. A location map showing the project site within the boundaries of the plan area or a public preserve is required. All maps and illustrations should include a legend and north arrow, be fully dimensioned, and be drawn at an appropriate scale (one inch = 40 feet is suggested) on a 24 x 36 inch sheet, folded to our standard 8½ x 11 inch format. Please refer to the rezoning application information packet for the number of copies required at submittal. All maps should be consistent and of a scale to clearly show the information presented. Contours, where required, may be at either one (1) foot or two (2) foot intervals. All aerial photographs used should be no more than two (2) years old and should indicate the flight date, a north arrow, and the project site boundaries.

The Environmental Resource Report submittal must contain: 1) an inventory, 2) a composite map, and 3) a conceptual grading plan. Detailed requirements are outlined as follows.

A. Inventory.

1. *Topography/Hydrology Map.*

a. Topography may be shown with a one (1) or two (2) foot contour map or an aerial photo with a one (1) or two (2) foot contour overlay. The features highlighted should include protected peaks and ridges, slopes of fifteen (15) percent or greater, and drainage patterns.

b. On-site predevelopment hydrologic characteristics should be mapped including any one hundred (100) year floodplains with discharge of fifty (50) cfs or greater and peak discharges entering or leaving the site for one hundred (100) year events.

c. Describe and map postdevelopment water discharge on- and off-site within one-fourth (¼) of a mile; describe and map potential drainage impacts of off-site land uses both upstream and downstream of the proposed development.

d. Describe and map on an aerial photograph those drainageways currently subject to the provisions of the Watercourse Amenities, Safety, and Habitat (WASH) ordinance and those identified on the Environmental Resource Zone (ERZ) maps; adopted subregional, area, and neighborhood plans; the Tucson Stormwater Management Study; or the Critical and Sensitive Biological Communities (CSBC) Map.

e. Reference should be made to any applicable basin management plan, the Tucson Stormwater Management Study, the Critical and Sensitive Biological Communities (CSBC) Map, or scenic corridor policy which requires drainageways to be left in their natural state.

II. CONTENT AND SUBMITTAL REQUIREMENTS. (Cont'd)

f. Describe and map the approximate location of design features that will be used to mitigate drainage and erosion problems (examples include: preservation of drainageways and associated vegetation in their natural state, retention/detention basins, revegetation, gabions, and riprapping).

g. If significant natural features, vegetation, or floodplain areas are proposed to be encroached upon, state why the encroachment could not be avoided and what mitigation measures will be taken.

h. All areas to be left undisturbed must be mapped, and temporary fencing must be installed to preclude disturbance prior to grading and construction. A note and plan reference is required.

i. Proposed development which is to occur on any lot or parcel identified on the Hillside Development Zone (HDZ) maps requires calculations for the overall cross slope of the parcel to determine if the HDZ applies. If the HDZ applies, indicate how compliance will be achieved.

(*Sources:* City of Tucson Planning Department [ERZ and HDZ maps] and Office of the City Engineer [WASH ordinance]); Tucson Stormwater Management Study; and the Critical and Sensitive Biological Communities [CSBC] Map)

2. *Soils Map.*

a. State whether soils testing has been done for the site, either for the subject proposal or a previous development, and include the results of the testing.

b. Map any heavily disturbed areas (by prior grading or excavation) and any unstable soils which may be prone to subsidence or erosion.

c. Show the location of any hazardous materials on the project site placed on the property or naturally occurring, such as landfills, "wildcat" dumping, dross, or radon gas.

d. When applicable, describe soil suitability for septic use.

3. *Vegetation and Wildlife Map.*

a. All vegetative communities and plant associations on-site should be located on an aerial photo or mapped, including mesquite bosques; any visually prominent cacti or individual trees, with a caliper of four (4) inches or greater; and all saguaros. Also see Development Standard 2-15.0.

II. CONTENT AND SUBMITTAL REQUIREMENTS. (Cont'd)

b. Any areas where vegetation provides scenic value, screening and/or buffering, and soil stabilization.

c. Delineate any habitat type noted on the Critical and Sensitive Biological Communities (CSBC) Map including riparian and significant nonriparian habitat. Describe the densities of any of these communities or associations.

d. Include a written statement from the Arizona Game and Fish Department's regional office regarding:

(1) endangered species (both plant and animal) on or near the project site;

(2) significant densities of wildlife by species; and

(3) all Class I or Class II habitat as defined by the CSBC Map present on or adjacent to the project site.

(*Sources:* Arizona Game and Fish Department and Critical and Sensitive Biological Communities [CSBC] Map)

B. Composite Map. The composite map is prepared based on the inventory information. This map indicates where development is desirable and where, due to site constraints, land should be left undisturbed. This composite information should be reflected on the preliminary development plan as to how the proposed development will mitigate potential adverse impacts on adjacent parcels or the character of the immediate neighborhood through site design, setbacks, screening, landscaping, preservation of sensitive open space, etc. The following elements should be presented (as applicable) on the composite map.

1. Gateway or scenic routes.

2. Drainageways to be left in a natural state.

3. Historical or archaeological features.

4. Heavily disturbed soils.

5. Landfills.

6. Protected peaks/ridges.

7. Sloped areas in excess of fifteen (15) percent.

II. CONTENT AND SUBMITTAL REQUIREMENTS. (Cont'd)

8. Significant vegetative communities and/or wildlife habitat corridors.

9. Trails and trail access points.

10. Adjacent land uses.

C. Conceptual Grading Plan.

1. Indicate all areas proposed for grading.

2. Note all proposed changes in elevations within the project boundary due to grading by providing predevelopment and postdevelopment spot elevations. Indicate maximum grade differential from adjacent properties at project boundaries. Differential grading information is to be provided in accordance with the Differential Grading Ordinance.

3. Indicate approximately how much surface area of the project site will be graded as a result of the proposed development.

4. Show all changes to drainageways including upstream and downstream conditions.

EXHIBIT IV
CLUSTER OPTION REPORT CHECKLIST

I. **APPLICABILITY.** A Cluster Option Report is required for rezoning requests that are proposing an increase in the maximum residential gross density under the "Low Intensity Urban" cluster options in the *Catalina Foothills*, *Tucson Mountains*, or *Rincon/Southeast Subregional Plans*. Low Intensity Urban is one of the residential intensity categories shown on the land use map and legend for these plans. This requirement is not necessarily related to or affected by City Code requirements of the Residential Cluster Project (RCP).

II. **INTENT.** The intent of the cluster option, as set forth in the Low Intensity Urban plan category of the subregional plans, is to promote innovative site planning that preserves natural site features (i.e., open space, native vegetation, washes, wildlife habitat, significant topography, and historical and archaeological resources) while protecting the character of adjacent neighborhoods. The Cluster Option Report provides an opportunity for the applicant to demonstrate compliance with the open space requirements of the Low Intensity Urban cluster option and the compatibility of the cluster design with existing site and neighborhood features.

III. **DEFINITIONS.** In order to qualify for increases in gross density as provided in the Low Intensity Urban plan category, the development proposal must meet the relevant "cluster open space" and "natural open space" area and ratio requirements listed in the Low Intensity Urban category. The following open space definitions should guide site planning and cluster option compliance.

Note: The following definitions apply only to ***Exhibit IV*** of this Standard and are not applicable to other Development Standards.

Cluster Open Space: Open space, either natural or functional, provided to compensate for lot size reductions from minimum lot size requirements or increases in overall gross density.

Common Open Space: Land area within a development, not individually owned or dedicated for public use, which is designed and intended for the common use or enjoyment of the residents of the development. Common open space may be either natural open space or functional open space.

Functional Open Space: Open space that is a designed element of the development and has a functionally described and planned use as an amenity for the direct benefit of the residents of the development. Man-made impervious surfaces shall not exceed three (3) percent within areas so designated. Examples include:

1. landscaped areas which provide visual relief, shade, screening, buffering, and other environmental amenities;

2. nature trails;

3. exercise trails;

III. DEFINITIONS. (Cont'd)

4. active recreation areas, e.g., playgrounds, baseball fields, multiuse areas;

5. picnic areas and facilities;

6. recreation areas and facilities, e.g., swimming pools, tennis courts;

7. golf courses.

Natural Open Space: Any area of land, essentially unimproved and not occupied by structures or man-made impervious surfaces, that is set aside, dedicated, or reserved in perpetuity for public or private enjoyment as a preservation or conservation area.

Public Open Space: Open space owned by a public agency, such as the City of Tucson Department of Parks and Recreation, and maintained by it for the use and enjoyment of the general public.

IV. CONTENT AND SUBMITTAL REQUIREMENTS. The following material should be submitted along with, or as part of, the preliminary development plan, General Site Inventory/Design Compatibility Report, and Environmental Resource Report. Any maps and illustrations presented should include a legend and north arrow, be fully dimensioned, and be drawn at an appropriate scale (one inch = 40 feet is suggested) on a 24 x 36 inch sheet, folded to our standard 8½ x 11 inch format. Please refer to the rezoning application information packet for the number of copies required at submittal.

A. Summary Statement. The Cluster Option Report shall include a statement which addresses environmental and design issues identified in the General Site Inventory and Environmental Resource Report and addressed on the preliminary development plan. The purpose of this statement is to acknowledge existing site conditions and issues related to the development of the site and to describe how the cluster option will result in the preservation of open space resources and protection of adjacent neighborhood character through flexible site design.

B. Preliminary Development Plan. At the discretion of the applicant, the preliminary development plan may be a map or series of map overlays (see ***Exhibit I*** for requirements). However, additional map annotations or supplementary materials provided may assist staff in assessing compliance with cluster option review criteria.

V. REVIEW CRITERIA. Staff will review cluster option reports for compliance with the following criteria.

A. Open Space Requirements.

1. Cluster open space ownership and control shall be only:

V. REVIEW CRITERIA. (Cont'd)

a. as part of an individual, private lot with recorded covenants running with the land;

b. by a homeowner's association; or

c. by the City of Tucson, as legally dedicated to, and approved by, the Mayor and Council.

2. Third-party ownership of cluster open space shall not be allowed. The association may enter into contracts (i.e., easements) or lease agreements to allow third-party operation of uses permitted within functional open space, as defined in this option.

3. Natural open space adjacent to public parks, preserves, or County- or City-maintained stream channels may be deeded to Pima County or the City of Tucson as public open space, if approved by the Mayor and Council.

4. Cluster open space shall be an integrated part of the site design and shall be located within the boundaries of the cluster development it serves.

5. Phased developments shall provide cluster open space for each phase, so that each phase may stand alone.

6. Cluster open space shall not include public or private streets, driveways, parking areas, channelized drainageways, or disturbed, unvegetated areas.

B. Additional Review Considerations. Staff will review the preliminary development plan to evaluate the project's response to the open space preservation/site design objectives of the cluster option to determine the project's merits for density increases provided under the Low Intensity Urban plan category. The preliminary development plan should clearly indicate the acreages and percentages of different types of open space versus developed area. In reviewing a cluster option preliminary development plan, staff shall give particular consideration to the following criteria.

1. Individual lots, buildings, streets, and parking areas shall be designed and situated to minimize alteration of natural and historic site features and structures.

2. The utility of functional open space shall be determined by its size, shape, topographical, and locational requirements.

3. Cluster open space shall include irreplaceable natural features located on the site (such as, but not limited to, stream beds and banks, significant stands of vegetation and trees, individual trees and cacti of significant size, rock outcroppings, peaks, ridges, and slopes).

V. REVIEW CRITERIA. (Cont'd)

4. Cluster open space intended for a recreation or common use shall be easily accessible to pedestrians, and accessibility shall meet the needs of the handicapped and elderly.

5. The suitability of cluster open space intended for scenic purposes shall be determined and validated by its visual impact and quality as seen from a significant number of units or buildings or by its visibility along the nearest lengths of public or private streets.

6. The suitability of individual building types and designs shall be determined by how well they function and relate to the natural constraints of the site.

7. Individual lots, buildings, and units shall be arranged and situated to relate to surrounding properties, to improve the view of buildings, to maximize energy conservation, and to minimize the land area devoted to motor vehicle access.

8. Individual lots, buildings, units, and parking areas shall be situated to mitigate the adverse effects of pollution, noise, lighting, and traffic on the residents of the site.

9. Existing sites, structures, and landmarks having a potential for historic preservation shall be identified and, where possible, integrated into the preliminary development plan as a designed feature of the project.

EXHIBIT V
SERVICES IMPACT REPORT CHECKLIST

I. APPLICABILITY. A Services Impact Report is required as part of a rezoning application, in addition to the applicable requirements of ***Exhibits I, II, III, and IV***, when the "early ordinance" option (Type III Legislative Procedure, Sec. 5.4.2.3, of the *LUC*) is requested. Required reports may be combined into one document. The purpose of the Services Impact Report is twofold. First, it enables the rezoning applicant to become knowledgeable about the project's demand on public services, as well as the impact on adjacent property owners. Based on knowledge of the site's development opportunities and constraints, the applicant can appropriately design the project to accommodate site and neighborhood characteristics. Second, it provides staff with the necessary information to thoroughly evaluate the project for recommendation to the Mayor and Council. The information contained in the Services Impact Report will enable the Mayor and Council to make a more informed decision based on the demands on public infrastructure, site characteristics, and neighborhood considerations.

II. CONTENT AND SUBMITTAL REQUIREMENTS. Please refer to the rezoning application information packet for the number of copies required at submittal. The following list is an outline of the Services Impact Report material to be submitted as part of the rezoning application. This information may be presented in report form and/or as a map or series of maps, all fully dimensioned and drawn to an appropriate scale (one inch = 40 feet is suggested) on a 24 x 36 inch sheet, folded to our standard 8½ x 11 inch format. For some of the required information, written text is acceptable.

The Services Impact Report shall contain the following elements.

A. Project Location. A small project location map at a scale of one inch = 1,000 feet showing the rezoning site at the center and indicating what generalized land uses surround it within a one-half (½) mile radius. Major streets should be indicated.

B. Circulation and Trip Generation.

1. The following information is to be mapped.

a. Major and/or local streets abutting the project; existing names and widths of these streets; proposed rights-of-way for the major streets per the *Major Streets and Routes (MS&R) Plan*; scenic or gateway routes abutting the project site; distance to and identification of nearest major intersection.

b. Existing and proposed curb cuts and access drives; their widths and locations relative to the street intersection or to the project property line; any driveways to be closed.

II. CONTENT AND SUBMITTAL REQUIREMENTS. (Cont'd)

c. Locations of deceleration or turn lanes if traffic volumes, access, or other design features require this solution after consultation with the City Traffic Engineer.

d. Locations of existing/proposed curbs, driveways, sidewalks, and bike paths both on-site and adjacent off-site; locations of structures, such as poles or transformers, that will require relocation because of new right-of-way improvements.

2. The following information is to be provided in the form of notes on the map or as part of a separate report.

a. Locations of existing or proposed traffic signals within one (1) mile of the project boundaries. Locations of nearest existing public transit stops, any proposed transit stops, and park-and-ride facilities.

b. Projected date of any roadway or other improvements affecting the project and currently included in the City Capital Improvement Program (C.I.P.), including street lighting improvements; indicate if property owner is required or willing to participate in an improvement district for these improvements.

c. Trip generation calculations for existing and proposed uses on the project site, including breakout by different land use activities if it is a mixed use project.

d. Existing traffic counts (average daily traffic) on the major streets within one (1) mile of the proposed project.

e. Traffic mitigation measures proposed by the applicant (including air quality mitigation, such as carpooling programs, staggered work hours, park-and-ride lots, and bus shelters).

(*Sources:* Offices of City Engineering, Traffic Engineering, and Transportation Planning; Sun Tran; the Pima Association of Governments; and the Pima County Department of Environmental Quality)

C. <u>Schools/Recreational and Cultural Facilities</u>.

1. The following information is to be mapped.

a. Locations of any schools, parks, libraries, and public land abutting the project site; show the name of the facility and the ownership. If any abutting vacant land is proposed for such uses, indicate the name of the facility and the ownership.

II. CONTENT AND SUBMITTAL REQUIREMENTS. (Cont'd)

b. Pedestrian and bike routes currently used by children going to schools, parks, or other public facilities and those proposed if the project is residential; note any conflict points, if known, between vehicular and pedestrian or bicycle traffic.

c. Historical sites or structures and archaeological or other historical resources on or adjacent to the site. Provide a letter from either the Arizona State Museum, the State Historic Preservation Office, or a qualified archaeologist who reviews all of the available information for the site. This record check should:

(1) determine whether the site has been field surveyed for cultural resources; and

(2) make an informed recommendation as to whether an archaeological survey of the site is needed.

d. Location of any trail or trail access (foot, horse, or bicycle access or any access to a public preserve), on or adjacent to the site, existing or designated on the City Parks, Recreation, Open Space, and Trails (PROST) Element of the *General Plan* or the Pima County *Trail System Master Plan*. Note whether any current or future trails are located within one (1) mile of the site.

2. The following information is to be provided in the form of notes on a map or as part of a separate report.

a. If the project is residential, list the names of any existing or proposed schools which service this project. List any parks within a one (1) mile radius of the rezoning site.

b. If the project is residential, project the number of children who may be attending elementary, secondary, and high schools.

(*Sources:* School Districts - Administrative Offices: Tucson Unified, Amphitheater, Vail, Sunnyside, Flowing Wells, and Catalina Foothills; City Parks & Recreation Department; Pima County Parks and Recreation Department; Arizona State Museum; PAG regional bikeway plan (Bicycling); and The Conceptual Parks, Open Space, and Trail System map contained in Policy 9 of the *General Plan*)

D. Utilities.

1. The following is to be mapped.

II. CONTENT AND SUBMITTAL REQUIREMENTS. (Cont'd)

a. All utilities (including utility line sizes and locations) and any dedicated easements existing on or adjacent to the project site--gas, electric, water, telephone, cable, sewer, fire protection, etc.

b. Any proposed changes to existing utilities and easements and any new utilities and easements due to utility service or any required upgrades (poles, transformers, cables, etc.).

c. Proposed location(s) of trash dumpster(s) and proper maneuvering area for pick-up vehicle.

2. The following information is to be provided in the form of notes on the map or in a written summary.

a. If the project is residential, calculate the total number of residents to be living on the site.

b. If not located within the service area of the Tucson Water Department, indicate assured water supply and water district, and note if the supplier is certified.

c. Indicate whether the project can be connected to existing infrastructure or whether the project requires new off-site improvements to the infrastructure.

d. If on-lot sewage disposal is proposed, state the reasons for not utilizing public sewer service.

(*Sources:* Tucson Water; Pima County Wastewater Management; and Arizona Department of Water Resources)

E. Soils and Topography.

1. The following is to be mapped.

a. Any heavily disturbed areas (by prior grading or excavation) and any unstable soils which may be prone to subsidence.

b. Locations of any hazardous materials on the project site placed on the property or naturally occurring, such as landfills, "wildcat" dumps, dross, or radon gas. State whether soil testing has been done for the site, either for the subject proposal or for a previous development.

II. CONTENT AND SUBMITTAL REQUIREMENTS. (Cont'd)

c. Topographic contour lines or spot elevations.

d. Direction and percent slope of all areas over fifteen (15) percent if the proposed development is to occur on a parcel identified on the Hillside Development Zone (HDZ) maps available in the Planning Department.

e. Any other significant conditions on the site.

2. The following information is to be provided in the form of notes on the map or in a separate report.

a. If applicable, describe soil suitability for septic use.

b. Locations of any landfill sites or hazardous materials storage within one (1) mile.

c. Any other existing facilities/operations within one (1) mile which may impact the project (such as sand/gravel operations, power plants, airports, sewage treatment plants, etc.).

(*Sources:* City Sanitation Division - Department of Solid Waste Management; Pima County Wastewater; United States Geological Survey topographical maps; Pima County Department of Environmental Quality; U. S. Dept. of Agriculture Soil Conservation Service; and Pima Association of Governments)

F. Drainage.

1. The following is to be mapped.

a. On-site and off-site drainageways which relate to project site drainage characteristics. Note if part of any of the drainageway or its adjacent off-site system is natural or constructed (engineered channel, etc.). Are constructed drainage channels proposed as part of the project?

b. One hundred (100) year floodplains on the site or adjacent to the site.

c. Drainageways subject to the provisions of the Environmental Resource Zone (ERZ) or Watercourse Amenities, Safety, and Habitat (WASH) ordinances.

d. Spot elevations or topographic contour lines.

e. Erosion hazard (setback) areas.

II. CONTENT AND SUBMITTAL REQUIREMENTS. (Cont'd)

2. The following information is to be provided as notes on the map or in a separate report.

   a. Estimated amount of cubic feet per second (cfs) on record at peak flow one hundred (100) year event currently entering and leaving the site.

   b. Whether existing condition is sheet flow or in a contained channel (natural or constructed), and locations of proposed retention/detention areas.

   c. Estimated peak one hundred (100) year flow entering and exiting the site after development.

(*Source:* City Office of Floodplain Engineering)

G. Preliminary Development Plan. Once the maps, notes, and other written documentation have been prepared for the six (6) elements discussed above, the information can be used in designing the project and in preparing the preliminary development plan. (Refer to ***Exhibit I*** for information.)

PLAN AMENDMENT PROCEDURES

1-08.1.0 PURPOSE
1-08.2.0 SCOPE
1-08.3.0 DEFINITIONS
1-08.4.0 APPLICABLE REQUIREMENTS
1-08.5.0 PLAN AMENDMENT DETERMINATION
1-08.6.0 PLAN AMENDMENT PROCEDURES
1-08.7.0 INCLUSION OF RELEVANT DOCUMENTATION IN REZONING FILES
1-08.8.0 DOCUMENTATION OF PLAN AMENDMENT IN PLANNING DIRECTOR'S RECOMMENDATIONS ON REZONING CASES
1-08.9.0 RESPONSIBILITY FOR REVIEW OF STANDARD
EXHIBIT I DIAGRAM OF PLAN AMENDMENT PROCESS

1-08.0.0 PLAN AMENDMENT PROCEDURES.

1-08.1.0 PURPOSE. This Standard is established to provide supporting information to the amendment procedures, as currently adopted in the Tucson *Land Use Code (LUC),* for subregional, area, and neighborhood plans. This Standard is specifically established to assist applicants when a plan amendment is required, prior to pursuing a rezoning application for a piece of property.

1-08.2.0 SCOPE. This Standard applies to any rezoning request that does not conform with adopted land use plans.

1-08.3.0 DEFINITIONS. Definitions for words used in this Standard are found in the Development Standards Glossary or in Sec. 6.2.0 of the *LUC*.

1-08.4.0 APPLICABLE REQUIREMENTS. The *LUC*, under Sec. 5.4.2.2, Type II Legislative Procedure, and Sec. 5.4.2.3, Type III Legislative Procedure, requires that rezoning applications be in compliance with applicable subregional, area, and neighborhood plan policies; otherwise, the rezoning application cannot be accepted. Should the rezoning request not be in compliance, then the rezoning application must be amended to be in compliance, or an application must be submitted requesting the amendment of the identified plan policies. Plan amendments are processed in accordance with Sec. 5.4.2.1, Type I Legislative Procedure, of the *LUC*.

Rezoning applications not in compliance with applicable plan policies cannot be accepted for processing because rezonings have specific timetables. A rezoning request must be heard in public hearing within seventy (70) days of acceptance of the application. This timetable does not allow adequate time for the plan amendment to be processed and a decision issued prior to the rezoning public hearing. In addition, both staff and the Zoning Examiner make recommendations on rezoning requests based on the direction given by Mayor and Council on the plan amendment.

1-08.4.0 APPLICABLE REQUIREMENTS. (Cont'd)

Note: The *LUC*, under Sec. 5.4.2.1.C, establishes a minimum period of two (2) years after plan adoption before staff can accept an amendment request. However, Mayor and Council may consider a request for a plan amendment within this two (2) year period and direct staff to accept such a request.

1-08.5.0 PLAN AMENDMENT DETERMINATION.

5.1 Requirement for a Plan Amendment. Rezoning applications must be in conformance with adopted plan policies before a rezoning application can be accepted for processing. There are three (3) basic ways in which a determination that a plan amendment is required can be made. These are as follows.

A. *At the Request of the Applicant*. In preparing a rezoning application, the applicant may ascertain that the rezoning request does not comply with one or more of the applicable plan policies and that a plan amendment will be necessary in order to apply for the rezoning. The applicant may request, in writing, a determination directly from Planning staff prior to submitting the rezoning application. A written notice of decision will be provided to the applicant if it is determined that a plan amendment is required.

B. *Rezoning Preapplication Meeting*. Prior to submitting a rezoning request, applicants are required to attend a preapplication conference. Based on the proposed location of the development and the concept presented by the applicant, Planning staff will provide a preliminary determination on whether or not a plan amendment will be required.

C. *Application for Rezoning*. Upon submittal of an application for rezoning, the Planning Director has seven (7) days to determine whether or not a plan amendment is required before the rezoning application is accepted. A written notice of decision will be provided if it is determined that a plan amendment is required.

5.2 Appeal of Plan Amendment Determination. The Planning Director's decision that a plan amendment is required may be appealed to the Mayor and Council. The appeal must be submitted in writing to the Planning Department within ten (10) days of the Planning Director's written notice of decision. Appeals are processed in accordance with procedures set forth in the *LUC*, Sec. 5.4.4.3, Type III Appeal Procedure. An appeal stays all processing until the appeal is heard and decided.

1-08.6.0 PLAN AMENDMENT PROCEDURES. Upon determination that a plan amendment is required before a rezoning application can be accepted, the plan amendment request is processed in accordance with procedures set forth in the *LUC*, Sec. 5.4.2.1, Type I Legislative Procedure.

6.1 Neighborhood Meeting. In accordance with Sec. 5.4.2.1.B of the *LUC*, the applicant is required to offer to meet with the owners of property surrounding the plan amendment site and other applicable parties, prior to filing a plan amendment application with the City. Written notice of the neighborhood meeting must be sent specifically to the following.

A. The owners of any property that is, at a minimum, within three hundred (300) feet of the subject site. This distance is measured from the property lines, except where a public right-of-way bounds the site. Where the site is bounded by a pubic right-of-way, the distance is measured from the right-of-way line opposite the site;

B. All neighborhood groups that are registered with the City and cover an area which falls within one (1) mile of the site for which the plan amendment is proposed;

C. The original Steering Committee, which assisted in the development of the plan being considered for amendment. The Planning Department shall provide the plan amendment applicant with the names and addresses of all members of the Steering Committee, which worked on the affected plan, for a period of seven (7) years after the adoption or major revision of the plan; and

D. The office of the Council Ward(s) in which the subject site is located.

To fulfill plan amendment application requirements, the neighborhood meeting notification letter must be in writing and must include the following.

A. Notification that the applicant is applying for a plan amendment and, if successful, a subsequent rezoning;

B. A description of the changes for which the applicant will apply;

C. The date, time, and location of the meeting; and

D. The contact person, company, or official applicant's name and phone number.

6.2 Plan Amendment Application Requirements. The following documents and information shall be submitted upon application. The types of documents and the specific number of copies required of each of the documents is listed in the plan amendment application packet. The plan amendment application will not be accepted if any of the required items are omitted.

A. *Application Form*. The plan amendment application form, which is available at the Planning Department, is to be completed, including the required signatures. If the applicant is not the property owner, a letter from the property owner authorizing the applicant to act as the agent may be submitted in lieu of the owner's signature.

B. *Fees*. Fees, per Development Standard 1-05.0, shall be submitted with the application. Checks are made payable to the "**City of Tucson**." Planning Department staff will assist with fee calculations.

6.2 Plan Amendment Application Requirements. (Cont'd)

C. *Neighborhood Meeting Information.* Written proof of the offer to meet with the surrounding property owners and other applicable parties must be submitted with the application. Required documentation includes copies of the meeting notification letter, the mailing list, the meeting attendance sheet, and the minutes of the meeting. The minutes should include any concerns raised at the meeting and the applicant's response to them, if any.

D. *Plan Amendment Request Information.*

1. A description of the section of the plan for which the amendment is requested.

2. A statement by the applicant explaining why this amendment is necessary and how it is consistent with the overall goal(s) of the plan.

3. Proposed new language and/or maps which incorporate this change.

E. *Concept Plan.* In accordance with Sec. 5.4.2.1.C of the *LUC*, the applicant is encouraged to submit a concept plan of the proposed development, particularly for sites of two and one-half (2½) acres or greater. The availability of such a plan could assist staff and the Planning Commission in the determination of whether the proposed plan amendment would be compatible with the surrounding areas. The concept plan would not be formally adopted through approval of the plan amendment, as the project design would continue to evolve through discussions occurring during the plan amendment and rezoning processes.

6.3 Requests for Delays in Processing. When requested in writing by the applicant, the Planning Director can authorize a delay of the plan amendment process for a maximum of ninety (90) days. Additional delays may be granted but also must be requested in writing by the applicant. The Planning Director may delay the amendment process to permit a number of related plan amendment applications to be considered at the same time.

6.4 Withdrawal of Application. The Planning Department may withdraw a plan amendment application at the request of the applicant and/or the party who paid the filing fee. Should an application be withdrawn from processing, the Planning Department shall determine the amount of fees to be refunded, if any are eligible for refund.

6.5 Planning Commission Study Session. Upon receipt of a request for a plan amendment, the Planning Director shall forward the applicant's request to the Planning Commission to be scheduled for study session at the next available date. At the study session, Planning staff shall make a presentation to the Planning Commission, including an evaluation of the proposed amendment and how the proposed amendment, if approved, will affect the plan. The applicant shall make a presentation to the Planning Commission addressing why this amendment is necessary; how it is consistent with the overall goal(s) of the plan; the proposed new language and/or maps which incorporate this change; and any other relevant considerations. After discussion of the proposed plan amendment, the members of the Planning Commission may vote to set the item for public hearing before the Planning Commission or may vote to continue the item for further discussion in study session.

6.6 Planning Commission Public Hearing.

A. *Notification of Public Hearing*. The Planning Department shall provide notice at least fifteen (15) days prior to each public hearing as follows.

1. By Mayor and Council policy, notice shall be provided to the owners of any property that is located within three hundred (300) feet of the subject site. This distance is measured from the property lines, except where a public right-of-way bounds the site. Where the site is bounded by a pubic right-of-way, the distance is measured from the right-of-way line opposite the site;

2. By Mayor and Council policy, notice shall be provided to all neighborhood groups and homeowners' associations that are on record with the City and cover an area which falls within one (1) mile of the site for which the plan amendment is proposed;

3. By Mayor and Council policy, notice shall be provided to the original Steering Committee, which assisted in the development of the plan being considered for amendment. The Planning Department shall notify all members of the Steering Committee, which worked on the affected plan, of the public hearings for a period of seven (7) years after the adoption or major revision of the plan; and

4. By Mayor and Council policy, notice shall be provided to the office of the Council Ward(s) in which the rezoning site is located.

5. In accordance with the *LUC*, Sec. 5.4.2.1.F.1, notice shall be provided by publishing an ad in a newspaper of general circulation at least fifteen (15) days, but not more than thirty (30) days, prior to the hearing date. The ad shall include the following information:

6.6 Planning Commission Public Hearing. (Cont'd)

a. a general explanation of the matter to be considered; and

b. the date, time, and location where the matter will be considered.

B. *Planning Commission Public Hearing and Recommendation.* As required by *LUC* Sec. 5.4.2.1.F, one (1) Planning Commission public hearing will be scheduled for subregional, neighborhood, and area plan amendment(s). Prior to the public hearing, the Planning Director forwards a report to the Planning Commission on the amendment. The report includes an evaluation of the proposed amendment; how the proposed amendment, if approved, will affect the plan; and a recommendation on the proposed plan amendment. After the public hearing(s), the Planning Commission forwards its recommendation on the proposed amendment to the Mayor and Council as required by *LUC* Sec. 5.4.2.1.F.

C. *Reconsideration.* The Planning Commission may, by majority vote of all members, choose to reconsider a decision made on a plan amendment application, provided the vote to reconsider is made within thirty (30) days of the date of decision. Should the Planning Commission vote to reconsider, the reconsideration must take place a minimum of fourteen (14) days from the date of the vote, unless reconsideration occurs at the same meeting as the original decision. If the reconsideration occurs at a different meeting, all persons noticed for the public hearing before the Planning Commission must be notified prior to the reconsideration. This notification shall include the time, date, and location of the reconsideration. If the Planning Commission's decision is not reconsidered within the specified time period and the decision was to deny, the case shall be closed administratively. If, after reconsideration, the decision is to reaffirm a denial, the case shall be closed administratively immediately after the reconsideration.

6.7 Mayor and Council Public Hearing(s). Upon the Planning Commission's issuance of a recommendation, the Planning Department forwards the proposed plan amendment findings and recommendations to the City Manager. The plan amendment case will be scheduled for the required public hearing before the Mayor and Council on the next available agenda. After the public hearing(s), the Mayor and Council may approve, modify, or deny the amendment, or they may refer the amendment back to the Planning Commission for further consideration.

A. *Notification of Public Hearing*. By Mayor and Council policy, the Planning Department shall provide notice at least fifteen (15) days prior to each public hearing as follows.

6.7 Mayor and Council Public Hearing(s). (Cont'd)

1. By Mayor and Council policy, notice shall be provided to the owners of any property that is located within three hundred (300) feet of the subject site. This distance is measured from the property lines, except where a public right-of-way bounds the site. Where the site is bounded by a pubic right-of-way, the distance is measured from the right-of-way line opposite the site;

2. By Mayor and Council policy, notice shall be provided to all neighborhood groups that are on record with the City and cover an area which falls within one (1) mile of the site for which the plan amendment is proposed;

3. By Mayor and Council policy, notice shall be provided to all homeowners associations that are on record with the City and cover an area which falls within one (1) mile of the site for which the plan amendment is proposed;

4. By Mayor and Council policy, notice shall be provided to the original Steering Committee, which assisted in the development of the plan being considered for amendment. The Planning Department shall notify all members of the Steering Committee, which worked on the affected plan, of the public hearings for a period of seven (7) years after the adoption or major revision of the plan; and

5. By Mayor and Council policy, notice shall be provided to the office of the Council Ward(s) in which the rezoning site is located.

6. In accordance with the *LUC*, Sec. 5.4.2.1.G.1, notice shall be provided by publishing an ad in a newspaper of general circulation at least fifteen (15) days, but not more than thirty (30) days, prior to the hearing date. The ad shall include the following information:

   a. a general explanation of the matter to be considered; and

   b. the date, time, and location where the matter will be considered.

B. *Mayor and Council Public Hearing(s) and Decision.* Upon the Planning Commission's issuance of a recommendation, the Planning Department forwards the proposed plan amendment findings and recommendations to the City Manager. The plan amendment case will be scheduled for the required public hearing before the Mayor and Council on the next available agenda. After the public hearing(s), the Mayor and Council may approve, modify, or deny the amendment, or they may refer the amendment back to the Planning Commission for further consideration.

6.7 Mayor and Council Public Hearing(s). (Cont'd)

C. *Reconsideration*. The Mayor and Council may, by majority vote of all members, choose to reconsider a decision made on a plan amendment application, provided the vote to reconsider is made within thirty (30) days of the date of decision. Should the Mayor and Council vote to reconsider, the reconsideration must take place a minimum of fourteen (14) days from the date of the vote, unless reconsideration occurs at the same meeting as the original decision. If the reconsideration occurs at a different meeting, all persons noticed for the public hearing before the Mayor and Council must be notified prior to the reconsideration. This notification shall include the time, date, and location of the reconsideration. If the Mayor and Council's decision is not reconsidered within the specified time period and the decision was to deny, the case shall be closed administratively. If, after reconsideration, the decision is to reaffirm a denial, the case shall be closed administratively immediately after the reconsideration.

D. *Appeal of Mayor and Council Decision.* An appeal of the Mayor and Council decision regarding a plan amendment application would be handled by the court system.

6.8 Reapplication. In accordance with Sec. 5.4.2.1 and Sec. 5.4.5.3 of the *LUC*, new plan amendment applications will not be accepted for any property which had a previous application acted upon by the Mayor and Council within one (1) year of the date of that action, except as follows.

A. When the application does not involve a request for a zoning district or land use which was denied;

B. When there has been substantial change in the use of the property adjacent to the plan amendment site since the previous case was heard; or

C. When there has been an ownership change on the plan amendment site and a substantially modified development concept is presented.

1-08.7.0 INCLUSION OF RELEVANT DOCUMENTATION IN REZONING FILES. When a rezoning case file is opened, Planning Department staff shall place the following documentation in the file on a previous area or neighborhood plan amendment covering any portion of the rezoning site. Relevant documentation includes the following.

A. The City Manager's Communication to Mayor and Council for the plan amendment application, which includes the City Manager's recommendation to Mayor and Council; the Planning Commission Chair's letter to Mayor and Council indicating the Planning Commission's recommendation; the Planning Director's recommendations to the Planning Commission and the Mayor and Council; and a copy of the plan amendment application, including the concept plan (if submitted).

1-08.7.0 INCLUSION OF RELEVANT DOCUMENTATION IN REZONING FILES. (Cont'd)

B. Minutes covering the Planning Commission public hearing on the plan amendment application and Planning Commission action taken. This information shall be documented in the rezoning file only when the Planning Commission decision is consistent with Mayor and Council action regarding the plan amendment application.

C. The relevant pages of the Mayor and Council Administrative Action Report and Summary for Mayor and Council action on the plan amendment application.

1-08.8.0 DOCUMENTATION OF PLAN AMENDMENT IN PLANNING DIRECTOR'S RECOMMENDATIONS ON REZONING CASES. Regarding rezoning cases on sites associated with previous plan amendments, the Planning Director shall prepare a Recommendation in accordance with Sec. 5.4.5.6 of the *LUC* and forward it to the applicant and the Zoning Examiner not less than fifteen (15) days prior to the scheduled public hearing. Should the Recommendation not be available within the required period of time, the Planning Director shall issue a report containing factual information that has been obtained on the request, in lieu of the full Recommendation, and shall provide staff's analysis and recommendation prior to, or at, the public hearing.

The report or Recommendation, whichever is forwarded to the Zoning Examiner first, shall include, as an attachment, supporting documentary materials related to the Mayor and Council decision on any area or neighborhood plan amendment covering any portion of the rezoning site. The documentation shall include Planning Commission recommendations on the plan amendment request when they are consistent with the Mayor and Council decision, and the items listed above in Sec. 1-08.7.0.

1-08.9.0 RESPONSIBILITY FOR REVIEW OF STANDARD. The Planning Department will review this Standard annually, based on the date of publication, or as necessary.

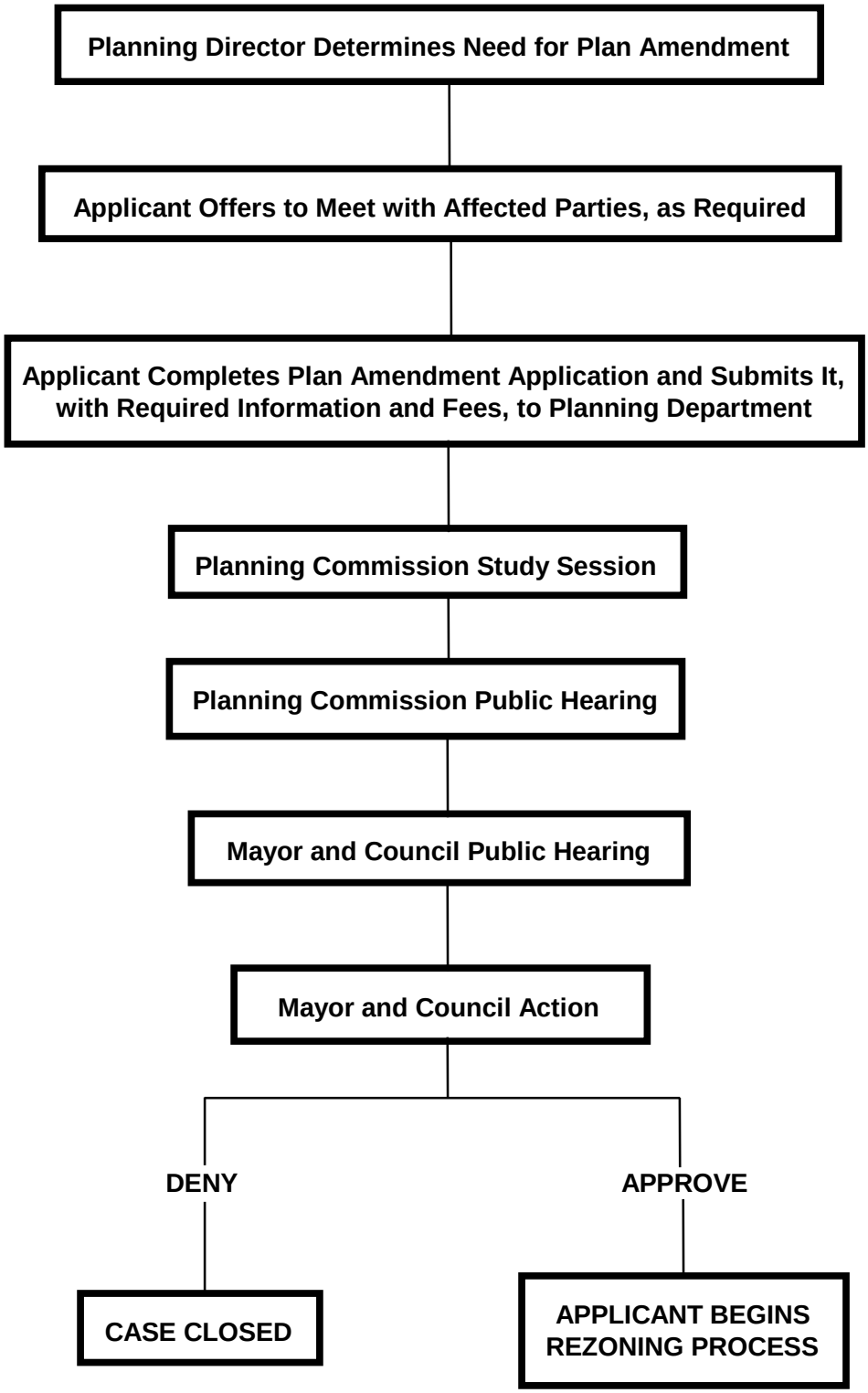


EXHIBIT I - DIAGRAM OF PLAN AMENDMENT PROCESS

SUBDIVISION PLAT APPROVAL

1-09.1.0 PURPOSE
1-09.2.0 DEFINITIONS
1-09.3.0 POLICY
1-09.4.0 PROCEDURES
1-09.5.0 RESPONSIBILITY FOR REVIEW

1-09.0.0 SUBDIVISION PLAT APPROVAL.

1-09.1.0 PURPOSE. To establish procedures for Mayor and Council approval of subdivision plats.

1-09.2.0 DEFINITIONS. Definitions for words used in this Standard are found in the Development Standards Glossary or in Sec. 6.2.0 of the Tucson *Land Use Code (LUC)*.

1-09.3.0 POLICY. State law requires that Mayor and Council approval is given for final plats before the original final plat document is recorded. In the event that any changes are made to a plat after Mayor and Council have approved it, the revised plat is resubmitted to Mayor and Council for reapproval.

1-09.4.0 PROCEDURES.

4.1 Community Design Review Committee (CDRC) Approval. Before a final plat is scheduled for Mayor and Council consideration, CDRC approval is required.

4.2 Scheduling for Mayor and Council Agenda. The original, fully executed final plat is required by the Development Services Department (DSD) prior to scheduling for Mayor and Council consideration. In addition to the plat, all other documents, i.e., Covenants, Conditions, and Restrictions (CC&Rs), access agreements, consents to dedicate, etc., which require recordation with the plat, must be submitted with the final plat mylar.

Upon receipt of the original documents, DSD certifies that the project has been approved by CDRC and schedules the plat for Mayor and Council consideration and recordation, if approved.

4.3 Final Plat Mylar and Associated Documentation Transmitted to City Clerk. The fully executed mylar of the final plat and associated documents are transmitted to the City Clerk. After the Mayor and Council approve the plat, the Clerk signs the original to certify the Council action and records the plat.

4.4 Changes to Approved Plat. If changes are made to an approved plat, the revised document is sent back to the Mayor and Council for approval.

1-09.5.0 RESPONSIBILITY FOR REVIEW. The DSD Director reviews this Standard annually or at such time as necessary.

DEVELOPMENT PACKAGE

2-01.1.0 GENERAL
2-01.2.0 FORMAT
2-01.3.0 CONTENT
2-01.4.0 SUBMITTAL REQUIREMENTS
2-01.5.0 REVIEW PROCESS
2-01.6.0 APPROVAL
EXHIBIT I INSTRUCTIONS FOR FOLDING TO AN 8½" X 11" FORMAT

2-01.0.0 DEVELOPMENT PACKAGE.

2-01.1.0 GENERAL.

1.1 Purpose. This Standard has been prepared for the purpose of informing applicants of the submittal and review requirements for development package documents to assure proper and adequate information is presented in a consistent manner, thereby providing the basis for an efficient and timely review. The development package documents are prepared in support of applications for building permits and related reviews

The information that is requested establishes the basis upon which the project will be approved and could affect what is required of the property in the future, should there be a proposal for expansion or for a different use of the property.

This Standard does not waive any applicable City regulations or codes.

1.2 Definitions. Other than as provided below, definitions used in this Standard are found in the Development Standards Glossary or Sec. 6.2.0 of the *LUC*.

A. Development package documents. Development package documents as referred to in this standard are graphic representations of proposed development submitted in support of an application for a building permit, subdivision plat, or to demonstrate compliance with rezoning or other conditions.

1.3 Applicability. A development package may be submitted in lieu of an otherwise required site plan, tentative plat, or development plan.

2-01.2.0 FORMAT.

2.1 Each sheet shall measure 24" x 36" and include a minimum one (1) inch margin on left side and one-half (1/2) inch margin on all other sides to facilitate efficient record keeping. A larger sheet format may be used with the approval of DSD.

2.2 All mapped data shall be drawn at an engineering scale having no more than fifty (50) feet to the inch. This scale is the minimum accepted to assure the plan will be legible during review and when digitized and/or reduced for record-keeping purposes. The same scale shall be used for all sheets within the set. Smaller scales (60:1 or greater) may be used for some or all of the sheets with the prior approval of DSD when it is determined legibility and the ability to be digitized and/or reduced for archiving will not be affected.

2.3 All lettering and text (upper or lower case), and numbering, shall be a minimum of 3/32 inches in height to assure the plan will be legible during review and when digitized and/or reduced for archiving.

2.4 A title block shall be provided in the lower right quadrant of each sheet.

2.5 A three (3) inch by five (5) inch space shall be reserved in the lower right quadrant of each sheet for an approval stamp.

2.6 A small, project-location map shall be provided in the upper right corner of the cover sheet.

2.7 The north arrow, contour interval, and scale as applicable to each sheet should be placed together in the upper right corner of each sheet.

2.8 The plan drawing shall be oriented with north toward the top of the sheet. If it is not practical to orient north to the top of the sheet, the plan drawing shall be oriented with north to the left side of the sheet.

2.9 A legend that shows and describes all symbols used on the drawing is to be provided, preferably on the first sheet.

2.10 A key plan (if provided) shall be located on the first sheet.

2-01.3.0 CONTENT.

3.1 The name, mailing and email addresses, and phone number of the primary property owner of the site, the developer of the project, registrant(s), and other person(s), firm(s), or organization(s) that prepared the development package documents shall be provided on the right half of the cover sheet. The applicable registration or license number shall be provided if prepared by or with the assistance of a registered professional, such as a surveyor, architect, landscape architect, or engineer. All sealing shall be consistent with Arizona Board of Technical Registration guidelines.

3.2 The title block shall include the following information.

A. The proposed name of the project or subdivision, or if there is no name, the proposed tenant's name.

B. A brief legal description and a statement as to whether the project is a resubdivision are to be provided. On resubdivisions, provide the recording information of the existing subdivision plat.

C. The number of proposed lots and common areas are to be noted. If the subdivision is a Residential Cluster Project (RCP), a condominium, or a similar type of residential subdivision utilizing special provisions of the *LUC*, it shall be so noted.

D. The administrative street address.

E. Page number and number of pages.

3.3 Relevant case numbers (development package document, rezoning, board of adjustment, DDO, MDR, DSMR, overlay, etc.) shall be provided adjacent to the title block on each sheet.

3.4 The project-location map shall cover approximately one (1) square mile, be drawn at a minimum scale of 3" = 1 mile, and provide the following information.

A. Show the subject property approximately centered within the one (1) square mile area.

B. Identify major streets and regional watercourses within the square mile area and all streets that abut the subject property.

C. Section, township, and range; section corners; north arrow; and the scale will be labeled.

3.5 When the development package documents consists of more than one (1) sheet, a sheet index (a legible drawing of the site showing the area represented on each sheet) is to be placed on the cover sheet or the second sheet.

3.6 If the project is located within the boundaries of a Planned Area Development (PAD) zone, include a reduced-scale map of the PAD District on the first sheet, indicating the location of the portion being developed.

3.7 General Notes. The following general notes are required. Additional notes specific to each plan are required where applicable.

A. *Zoning and Land Use Notes.*

1. List as a general note: "Existing zoning is ____."

2. List the gross area of the site/subdivision by square footage and acreage.

3. If the plan/plat has been prepared in conjunction with a rezoning application, add the following note next to the existing zoning note: "Proposed zoning is ____." List the applicable rezoning file number and conditions of approval. Also place the C9-__-__ (if applicable) and the plan/plat file numbers in the lower right corner of each sheet.

4. Identify the existing and proposed use of the property as classified per the Land Use Code. List all Land Use Code sections each proposed use is subject to.

5. On residential projects, list the total number of units/lots proposed.

6. List special exceptions, zoning variances, zoning and development standard modifications, overlay zones, and other reviews that are applicable to the project.

a. List special exceptions, variances, and modifications such as Sec. 2.8.10.8, Modification of Development Regulations (MDR), Sec. 5.1.7, Board of Adjustment (BOA), Sec. 5.1.8, Design Review Board (DRB), Sec. 5.1.9, Historical Commission, Sec. 5.1.10, Historic District Advisory Board (HDAB),

Sec. 5.3.4 and 5.3.5, a Design Development Option (DDO), 5.3.9 Special Exception Land Uses, Sec. 5.4.1 and General Legislative Procedures, and 5.4.3 Zoning Examiner Legislative Procedure (SE), or DS 1-01.0, Development Standard Modification Request (DSMR), by case number, in lower right corner of each sheet. As a general note provide the case number, date of approval, what was approved, and the conditions of approval.

b. List overlay zones that are applicable to the property, such as Sec. 2.8.1, Hillside Development Zone (HDZ); Sec. 2.8.2, Scenic Corridor Zone (SCZ); Sec. 2.8.3, Major Streets and Routes (MS&R) Setback Zone; Sec. 2.8.4, Gateway Corridor Zone; Sec. 2.8.5, Airport Environs Zone (AEZ); Sec. 2.8.6, Environmental Resource Zone (ERZ); Sec. 2.8.7, Downtown Heritage Incentive Zone; Sec. 2.8.8, Historic Preservation Zone (HPZ), 2.8.9 Drachman School Overlay (DSO), or 2.8.10 Rio Nuevo And Downtown (RND) of the *LUC*; or Sec. 29-12 through 29-19 Watercourse Amenities, Safety, and Habitat (WASH) Ordinance of the Tucson Code, by case number, in lower right corner of each sheet. As a general note state that the project is designed to meet the overlay zone(s) criteria, and provide the case number, date of approval, what was approved, and conditions of approval.

   If there is more than one (1) lot within the site, the note should specify which lots are affected by the overlay zones. Projects involving Historic Preservation Zones, Downtown Heritage Incentive Zones (involving demolition), or overlay zones, require separate review and approval.

c. If the property includes Protected Riparian Area add a note stating that the project is designed to comply with Development Standard 9-06.0., specifying all lots impacted and including a total for the regulated area and the Protected Riparian Area.

7. If the property is subject to annexation requirements, provide the applicable C9-__-__ or C15-__-__ annexation file number, in the lower right corner of each sheet. List the conditions of approval as a note.

8. If the property is part of a subdivision plat that is being reviewed or has been recorded, provide the subdivision name and file number (S[YR]-___), in the lower right corner of each sheet. Indicate whether the project is part of a Residential Cluster Project (RCP), condominium, or another similar type project. If this plan is a separate drawing from the plat, indicate the subdivision plat file number (S[YR]-___) in the lower right corner of each sheet.

9. For development package documents provide:

   a. Floor area for each building.

   b. Percentage and area in square feet of building and accessory building coverage.

c. Percentage of building, lot area, or vehicular use area expansion. If the building(s) or lot area have been previously expanded, those calculations shall be included.

d. When the proposed site is part of a larger site, the calculations encompass the entire site, whether existing or proposed. If the project is being phased, calculations must show that, at each phase, requirements are being met.

B. *Drainage Notes.* List the following notes as appropriate.

1. List the following notes on all plans/plats.

   a. "The developer, any successors and assigns, will hold the City of Tucson, its officers, employees, and agents harmless from any and all claims for damages related to the use of this development as shown hereon, now and in the future, by reason of flooding, flowage, erosion, or damage caused by water, whether surface flood or rainfall."

2. If applicable, list the following notes and complete the blanks.

   a. "The following lots are affected by the City of Tucson Floodplain Regulations: _____." (List the lots affected by lot number.)

      In the case of one (1) lot development, substitute the words, "This project is affected by the City of Tucson Floodplain Regulations."

   b. "A floodplain use permit and/or finished floor elevation certificates are required for the following lots: _____." (List the lots affected by lot number, or in the case of a one (1) lot development, place a period after the word "required" and delete the remainder of note.

3. List the following note on all development package documents

   a. “Drainage will remain in its natural state and will not be altered, disturbed, or obstructed other than as shown on this (site or development) plan."

C. *Streets and Roads Notes.*

1. List the following note if applicable: "All new public roads within and adjacent to this project will be constructed in accordance with approved plans. Construction plans will be submitted to the City Engineer’s Office for review and approval."

2. List the following note on all development package documents: "No structure or vegetation shall be located or maintained so as to interfere with the sight visibility triangles in accordance with Development Standard 3-01.0."

3. Provided the following notes as applicable:

   a. “Total miles of new public streets is _____.

b. Total miles of new private streets is _____.

D. *Utilities Note.* All development package documentss are to include the following note: "Any relocation or modification of existing utilities and/or public improvements necessitated by the proposed development will be at no expense to the public."

E. *Wastewater Management Notes.* List the following notes as appropriate.

1. If public sewers are proposed, the following notes will appear on the plan/plat, as applicable.

   a. The following notes will be placed on all plans/plats.

      1) "On-site sanitary sewers will be public and will be designed and constructed to Pima County Wastewater Management Department Standards and must be accepted and released for service by Pima County Wastewater Management prior to the issuance of sewer connection permits."

      2) "A project Construction Permit must be secured from Pima County Wastewater Management before beginning any work on this project."

   b. The following note will be placed on all plans/plats in instances where off-site sewer construction is required: "The required off-site public sanitary sewer line will be designed and constructed to Pima County Wastewater Management Department Standards."

   c. The following note will be placed on all plans/plats in instances where off-site augmentation is required: "The required off-site public sanitary sewer augmentation will be designed and constructed to Pima County Wastewater Management Department Standards."

   d. The following note will be placed on all plans/plats if the proposed project is a commercial or industrial project: "Any wastewater discharged into the public sanitary sewerage system shall meet the requirements of Pima County Ordinance No. 1991-140, or as amended."

2. The following notes will be provided on the plans/plats if private sewers are proposed for construction on the property.

   a. "On-site sanitary sewers will be private and will be constructed, operated, and maintained on a private basis. The location and method of connection to an existing public sanitary sewer is subject to review and approval by the Pima County Wastewater Management Department at the time of submittal of plumbing or building plans."

   b. "A property owners' association will be formed to accept responsibility and liability for construction, maintenance, operation, and control of all private sewers." (This applies only if there is more than one [1] lot within the development.)

If no homeowners' association is being formed, use the following note: "Maintenance and operation of the private sanitary sewer to its point of connection to the public sanitary sewer is the responsibility of each and every property owner within this development."

3. The following note shall be placed on a plan/plat proposed for commercial or industrial use: "Any wastewater discharged into the public sanitary sewerage system shall meet the requirements of Pima County Ordinance No. 1991-140, as currently amended."

4. The following note will be provided if public and private sewers are proposed for construction or if public sewers are existing: "On-site sanitary sewers, except public sewers within public sewer easements or rights-of-way, will be private and will be constructed, operated, and maintained on a private basis. The location and method of connection to an existing public sanitary sewer is subject to review and approval by the Pima County Wastewater Management Department at the time of submittal of plumbing or building plans."

5. The following note will be provided on the development review documents if private disposal systems will be provided: "Sewerage disposal for lots ____ through ____ will be by private individual disposal systems. Conceptual approval by the Pima County Department of Environmental Quality for private individual disposal systems will be obtained prior to approval of the development package documents." (In the case of a one [1] lot development, delete " . . . for lots ____ through ____ . . . " on the first line.)

F. *Trails Notes.* List the following notes as appropriate.

1. If a trail or path is proposed, provide a note, as appropriate, indicating that a trail or path will be constructed for public or private use, the general location of the trail or path, and whom it will be constructed and maintained by. If it is intended to connect to an offsite feature, such as an exiting trail, wash, sidewalk, road, commercial or residential development, etc., so indicate. If the trail or path is to be dedicated, indicate the method of dedication.

2. If a new trail or path will be constructed, add the following note, as appropriate: “All new onsite and offsite trails or paths constructed in conjunction with this project will be constructed in accordance with approved plans. Construction plans will be subject to the review and approval of the City’s Parks and Recreation Department, and, if requested, Pima County Natural Resources, Parks and Recreation.”

3. The Eastern Pima County Trails System Master Plan does not show any trails on or adjacent to the development site.

3.8 Existing Site Conditions. The following information shall be provided on the plan/plat drawing to indicate the existing conditions on site and within fifty (50) feet of the site. On sites bounded by a street with a width of fifty (50) feet or greater, the existing conditions across the street will be provided.

A. Provide site boundary/subdivision perimeter information, including bearing in degrees, minutes, and seconds, with basis for bearing noted, together with distances in feet, to hundredths of a foot, or other functional reference system.

B. All easements shall be drawn on the plan. The recordation information, location, width, and purpose of all easements on site will be stated. Blanket easements should be listed in the notes, together with recordation data and their proposed status. Should an easement not be in use and be proposed for vacation or have been abandoned, so indicate. However, should the easement be in conflict with any proposed building location, vacation of the easement shall occur prior to approval of plan unless written permission from easement holder(s) is provided.

C. The following information regarding existing private or public right-of-way adjacent to or within the site shall be provided: the name, right-of-way width, recordation data, type and dimensioned width of paving, curbs, curb cuts, and sidewalks.

D. The following information regarding existing utilities shall be provided: the location and size of water wells, water pumping plants, water reservoirs, water lines, fire hydrants, sanitary and storm sewers, including the pipe diameter and the invert and rim elevations of all manholes and cleanouts; the Pima County Wastewater Management Department (PCWMD) reference number; locations of gas lines, electric and telephone lines, poles, and communications cables, on-ground junction boxes, and street lights. If water mains and sewers are not located on or adjacent to the tract, indicate the direction, distance to, and sizes of those nearest the property.

   Identifying the locations of all utilities and service equipment immediately adjacent to the project is especially important in situations where pedestrian and vehicular access and circulation or landscaping can be in conflict. By knowing the location of the existing utilities, design of the project can take those elements into consideration and can help avoid expensive and time-consuming relocation of utilities, major redesign, or requests to vary regulations after commencement of construction.

E. Indicate the ground elevation on the site based on City of Tucson Datum (indicate City of Tucson field book number and page).

   1. For land that slopes less than approximately one (1) percent, contour lines shall be drawn at intervals of not more than one (1) foot. Spot elevations shall be provided at all breaks in grade and along all drainage channels or swales and at selected points not more than one hundred (100) feet apart in all directions.

   2. For land that slopes between approximately one (1) percent and five (5) percent, contour lines shall be drawn at intervals of not more than two (2) feet.

   3. For land that slopes more than five (5) percent, contour line intervals shall be drawn at five (5) foot intervals. If the property is under the applicability of the Hillside Development Zone (HDZ), the contour lines are to be drawn at intervals which satisfy the specific requirements of the HDZ and Development Standard 9-01.0.

   4. If applicable, protected peaks and ridges shall be delineated on the plan/plat.

F. Existing storm drainage facilities on and adjacent to the site will be shown.

G. Other significant conditions on the site, such as major rock outcrops, structures, fences, walls, etc., shall be shown. These elements should be indicated in a different line weight than the proposed improvements and labeled "to be removed" or "to be retained."

H. Conditions on adjacent land significantly affecting the design of the project will be shown, such as the approximate direction and gradients of ground slope; character and location of adjacent development; and drainageways, arroyos, ditches, and channels, including their existing conditions.

I. Floodplain information, including the location of the 100-year flood limits for all flows of one hundred (100) cfs or more with 100-year flood water surface elevations, shall be indicated.

1. Where natural floodprone areas, such as washes, channels, drainageways, etc., exist within the development document boundaries of the drawing, water surface contours for the 100-year flood with water surface elevations indicated must be shown and clearly labeled.

2. The linear distance between water surface contour intervals should not exceed two hundred (200) feet unless prior agreement has been made with the City Floodplain Engineer or designee.

3. A symbol identical to that used to represent the water surface contour intervals on the development package documents should be included in the legend.

3.9 Information on Proposed Development. The following information on the proposed project shall be shown on the drawing or added as notes.

A. Draw in all proposed lot lines with approximate distances and measurements.

B. Identify each block or lot by number within the subdivision boundary and include the approximate square footage of each, or a note may be provided stating that all lots comply with the minimum lot size requirements.

C. If the project has common areas, label each common area individually with a separate letter designation. Enclose with a solid line each common area, private street, etc., that will have separate restrictions, a separate homeowners' association, or any common area that is separated by a public right-of-way.

D. Delineate proposed Natural Undisturbed Open Space (NUOS) in a surveyable manner.

E. Proposed land splits or existing lot lines shall be drawn on the plan with dimensions and the identification number and approximate square footage of each lot. (Please be aware that, if land division occurs and the number of lots falls within the definition of subdivision, a subdivision plat is required.)

F. All existing zoning classifications on and adjacent to the project (including across any adjacent right-of-way) shall be indicated on the drawing with zoning boundaries clearly defined. If the property is being rezoned, use those boundaries and classifications. The basis for this requirement is that some zoning requirements on a project are based on the zoning classification of adjacent property. Also, in some instances, each zone has to be taken into consideration on property that is split by two (2) or more zoning classifications, as each may have different requirements.

G. If the project is to be phased, provide calculations, setbacks, etc., to indicate that each phase complies with all requirements as a separate entity. Show phase lines on the drawing. Show and label any temporary improvements that may be needed to make the site function for each phase as one entity. If such temporary improvements are off the site of the phase under consideration, a temporary easement or other legal documentation to assure legal use of the property is required. Note recording information.

H. Proposed traffic circulation:

1. Proposed traffic circulation will be designed in accordance with Street Development Standard 3-01.0, to include streets, intersections, street names, right-of-way widths, curve radii of centerlines and curb returns, and proposed improvements, such as pavement, curbs, access points (driveways), handicap ramps, and sidewalks. Street improvements, such as sidewalks, curbs, pavement, and handicap ramps, do not need to be drawn on the plan if such information is provided on typical street cross sections.

   Please be aware that, if a new street is created (for other than for subdivisions) which divides the property into two (2) or more lots, a subdivision plat is required (refer to the definition of subdivision in Sec. 4.1.2 of the *LUC*).

2. Show future and existing sight visibility triangles. On a designated MS&R street, the sight visibility triangles are based on the MS&R cross-section.

3. Indicate fire circulation, including accessibility and vehicle maneuverability.

4. Indicate if existing streets are public or private; provide street names, widths, curbs, sidewalks, and utility locations, all fully dimensioned.

5. If utilizing parking area access lanes (PAALs), they shall be designed in accordance with Sec. 3.3.0 of the *LUC* and Development Standard 3-05.0.

   a. Show all motor vehicle off-street parking spaces provided, fully dimensioned. As a note, provide calculations on the number of spaces required (include the ratio used) and the number provided, including the number of spaces required and provided for the physically disabled. The drawing should indicate parking space locations for the physically disabled. A typical parking space detail shall be provided for both standard parking spaces and those for the physically disabled. For information on parking requirements for the physically disabled, refer to adopted building and accessibility codes of the City of Tucson. Design

criteria for parking spaces and access are located in Development Standard 3-05.0.

b. If any of the required parking is located off-site as permitted by the *LUC*, a drawing of that parking area is to be provided, together with the City's required parking agreement (include a copy of the lease agreement if applicable). Please remember that in these situations, if the off-site parking location is a new parking area, it must comply with all parking area requirements and must be allowed as a principal use by the zoning classification of that property. If the off-site parking area location is an existing parking lot, the parking spaces utilized for the proposed land use must be nonrequired parking for the existing use for which the parking area was established.

c. Show all loading zones, and vehicle maneuverability fully dimensioned, and access route, and provide, as a note, the number of loading spaces required, the number provided, and the design vehicle.

d. Show bicycle parking facilities fully dimensioned. For specifics, refer to Development Standard 2-09.0. Provide, as a note, calculations for Class I and Class II bicycle spaces required and provided.

6. If the project is phased, the phase under consideration shall be designed so those later phases are assured legal access. If such access is provided through the phase under consideration, public streets are required, or access easements must be delineated and dedicated for such use. If private easements are utilized, protective covenants establishing the right of access and incorporation of future phases into this project are required.

7. If streets are proposed, indicate if they are designed for on-street parking to accommodate visitor parking or if parking is provided in common parking areas. Visitor parking is to be evenly distributed and usable by all residents of the project. Extra parking on individual lots, such as tandem parking in driveways, does not count toward visitor parking, as it is not available to other property owners within the project. Design criteria for streets are located in Development Standard 3-01.0.

   Streets designed at the minimum width, without on-street parking, need clearance for access to all homes by life safety vehicles and, where no alleys are provided, by refuse collection vehicles. If motor vehicles are parked along streets that are not designed to allow for parking, life safety services will be inhibited and, in many situations, blocked.

I. Show all right-of-way dedications on or abutting the site and label. If the development package documents have been prepared in conjunction with a subdivision plat or is required as a condition of approval of a review process, such as a rezoning, street dedications in accordance with the *Major Streets and Routes (MS&R) Plan* may be required by these processes.

Projects bounded by streets having only a portion of the right-of-way width dedicated will be required to dedicate right-of-way, up to one-half (½), to complete the street width.

Should there be any proposed street or alley vacation, provide this information. If vacation has occurred, include the recording information.

J. If street dedication is not required or proposed and the project site is adjacent to a Major Street or Route, draw the Major Street right-of-way lines for those streets. (Add the MS&R future sidewalk, right-of-way lines, sight visibility triangles, etc.)

K. Identify and provide dimensions, approximate areas in square footage, and purposes of any lots proposed for dedication (such as open spaces, recreation areas, or natural areas) or for reservation for a public use (such as public parks, water facilities, or school sites).

L. All proposed easements (utility, sewer, drainage, access, etc.) are to be dimensioned and labeled as to their purposes and whether they will be public or private.

M. A conceptual grading plan is required on projects with significant topographic conditions. The DSD Engineering Administrator or designee will determine the need for such a plan.

N. In conjunction with a drainage report or statement, as applicable, prepared in accordance with the City Engineer's instructions and procedures, the following information will be indicated on the development package documents. For additional information regarding drainage standards, see the City of Tucson Standards Manual for Drainage Design and Floodplain Management.

1. Show areas of detention/retention including 100-year ponding limits with water surface elevations.

2. Indicate proposed drainage solutions, such as origin, direction, and destination of flow and method of collecting and containing flow.

3. Provide locations and types of drainage structures, such as, but not limited to, drainage crossings and pipe culverts.

4. Indicate all proposed ground elevations at different points on each lot to provide reference to future grading and site drainage.

5. Verification will be provided that any drainage solutions which occur outside the boundaries of the development document area are constructed with adjacent owners' permission. (Additional notarized documentation of that approval will be submitted with the drainage report.)

6. The 100-year flood limits with water surface elevations for all flows of one hundred (100) cfs or more will be drawn on the development package documents.

7. Draw locations and indicate types of off-site runoff acceptance points and/or on-site runoff discharge points.

O. All applicable building setback lines, such as erosion hazard, floodplain detention/retention basins, and zoning, including sight visibility triangles, will be shown.

P. The following Pima County Wastewater Management information will be indicated on the development package documents.

1. Preliminary sewer layout, including points of connection to existing sewers, proposed rim and invert elevations, and flow arrows at all manhole locations, length and percent of grade between manholes, size of pipe, and proposed flow-thru locations, should be shown if applicable.

a. The preliminary sewer layout shall be designed so that manholes will not interfere with street survey monuments. However, survey monuments may be offset from manhole locations if so indicated on the plan.

b. Where sewers must be located in easements other than drainageways, the sewer and easement must be located entirely on one (1) lot, or a note must be added to the plan which states the following. "No permits will be issued for any structures proposed to be built within a sewer easement."

c. The minimum width of sanitary sewer easements shall be twenty (20) feet. If applicable, indicate that off-site easements will be recorded by separate instrument.

d. All sanitary sewers will be designed to provide gravity flow, if possible.

Q. Provide the square footage and the height of each commercial, industrial, or business structure and the specific use proposed within the footprint of the building(s).

R. Show on-site pedestrian circulation as required by the *LUC* utilizing location and the design criteria in Development Standard 2-08.0.

S. Show on-site pedestrian refuge areas per Development Standard 3-05.

T. Show existing or proposed pedestrian circulation along abutting rights-of-way. Such sidewalks must comply with accessibility requirements for the physically disabled and the design criteria in Development Standard 3-01.0.

Show refuse collection areas, including locations of dumpsters, screening location and materials, and vehicle maneuverability, fully dimensioned, and access route. If dumpster service is not proposed, indicate type of service. For specific information on refuse collection, refer to Development Standard 6-01.0. Refuse collection on all projects shall be designed based on that Standard, even if collection is to be contracted to a private firm.

U. Indicate graphically, where possible, compliance with conditions of rezoning.

V. For gang mailboxes indicate location to assure there are no conflicts with other requirements, such as pedestrian accessibility, utilities, and landscaping.

W. Indicate the locations and types of proposed signs (wall, free-standing, pedestal) to assure there are no conflicts with other requirements and that minimal locational requirements can be met. Indicate if there are any existing billboards on site. Compliance to LUC Sec. 3.5.4.26 may be required.

X. Show compliance with landscaping and screening requirements by locations, material descriptions, and dimensions. Specific plant or hardscape material shall be detailed on a landscape plan. A detailed landscape plan is required. For more specific information, refer to Development Standard 2-07.0.

2-01.4.0 SUBMITTAL REQUIREMENTS. Development packages are submitted to the Community Design Review Committee (CDRC) office at the Development Services Department.

4.1 Application Packet. The documents, plans, and reports are submitted for review by the CDRC. For the number of copies and submittal requirements contact the CDRC Office at 201 North Stone Avenue or visit the Development Services Department Website at: http://www.ci.tucson.az.us/dsd. Include documentation of neighborhood contact/neighborhood meetings per the applicable process (e.g. RCP or overlay zone review). Blueline prints are submitted, folded to an 8½" x 11" format as shown in ***Exhibit I***.

4.2 Related Reviews. In addition to the plan process, a project may require review for other types of approvals. The applications for those processes are submitted to the appropriate Department for review and approval. These related reviews can be applied for so that review can occur concurrently with the development package documents application. However, it must be understood that, should the related application be approved subject to conditions or denied, this may affect the development package documents.

A. A report which includes the proposed solution for any land with unusual topography, soils, or other geographic hazards to life, health, or property shall be prepared to the City Engineer's specifications and will be submitted to CDRC.

B. Construction plans for all public sanitary sewers will be submitted to Wastewater Management prior to approval.

C. A basin study will be submitted to Wastewater Management in cases where future upstream or downstream development will occur or when required as a condition of rezoning.

D. Any additional documentation or information required as the result of a condition of rezoning will be provided. Such additional documentation or information may include a grading plan, as required by the Engineering Division, or a traffic study, as required by Traffic Engineering. Refer to the rezoning conditions applicable to the site for specific requirements.

E. Applications for street, alley, or easement abandonment are to be made to the Real Estate Program of the City Manager's Office.

F. Applications for variances (Board of Adjustment) or modifications of zoning regulations (Design Development Option), and Development Standards Modification Requests (DSMR) are submitted to the Development Services Department. DSMR's related to the development package documents may be submitted after the first review of the development package documents by the Development Services Department.

G. Should the proposed project be subject to review for overlay zone requirements, such as a Scenic Corridor Zone (SCZ), a Historic Preservation Zone (HPZ), or the Environmental Resource Zone (ERZ), a separate application is required for that review. The application for the overlay zone must be submitted simultaneously with the development review document application to DSD so that concurrent review can occur. These submittals may occur after the first review of the development review documents by the Development Services Department.

H. Applications where the property includes Protected Riparian Area within the 100-year floodplain shall conform to Development Standard 9-06.0.

2-01.5.0 DEVELOPMENT PACKAGE DOCUMENT REVIEW PROCESS.

5.1 Preapplication Conference. Preapplication conferences are held once a week, and prospective applicants are invited to attend. The conference is not mandatory, and fees are not required. The preapplication conference is designed to assist the developer by providing as much information as possible regarding City regulations and how they may affect the proposed design. Review is on a conceptual basis; therefore, comments made at this meeting are advisory and do not constitute any type of approval of the project. Contact the Development Services Department for additional information.

5.2 Application. Development package document applications, in compliance with Sec. 2-01.3.0 of this Standard, are submitted to DSD.

Incomplete submittals are not accepted for review.

5.3 Staff Review. After acceptance of the plan submittal, the documents are distributed for review and comment. Review comments shall be posted within the time allotted by policy for the type of review occurring. Each agency's response shall indicate whether or not a resubmittal is required. Once comments are posted the applicant may schedule a meeting with reviewers through the DSD Project Manager to give the applicant, consultant, and reviewers an opportunity to discuss the review comments as a whole. One such meeting is included in the initial review fee. Additional meetings shall be subject to additional meeting fees.

Staff reviews the development package documents in accordance with all requirements and any Mayor and Council conditions.

5.4 Staff Response. An official response letter is sent to the applicant detailing the number of copies of the plan to be resubmitted, should a resubmittal be required, in addition to further information, documentation, or other items needed to complete the development document review.

5.5 Applicant Resubmittal. Should a resubmittal be required to address review comments, the applicant shall submit a detailed letter of explanation with the resubmittal packet. The letter will address each comment as presented in the CDRC response letter and report revisions made to the plan or documents arising from those comments. Sufficient copies of the letter will be included in the resubmittal to attach to each copy submitted.

Any revisions made in addition to those requested in the CDRC response letter must be specifically addressed. Staff can accomplish its review in a more timely manner if advised where and how the revisions were made.

5.6 CDRC Review of Resubmittal. Upon receipt of the resubmittal, CDRC distributes the documents for review.

2-01.6.0 APPROVAL.

6.1 Approval. Development package documents are approved by the DSD Director or designee. When all CDRC reviewing agencies have recommended approval of the plan and DSD has verified that all related reviews in accordance with Sec. 2-01.2.0 of this Standard have been completed and the requests considered under those reviews have been approved, the following documents are to be submitted to DSD. The documentation should be fully revised to reflect all CDRC comments, which were the basis for the CDRC recommended approval. A CDRC approval letter is sent to the applicant, which contains the number and type of documents required for final processing.

6.2 Development package documents processed under the existing zoning shall be signed by DSD Director or designee when approved. For development package documents related to a rezoning, see 6.3 below.

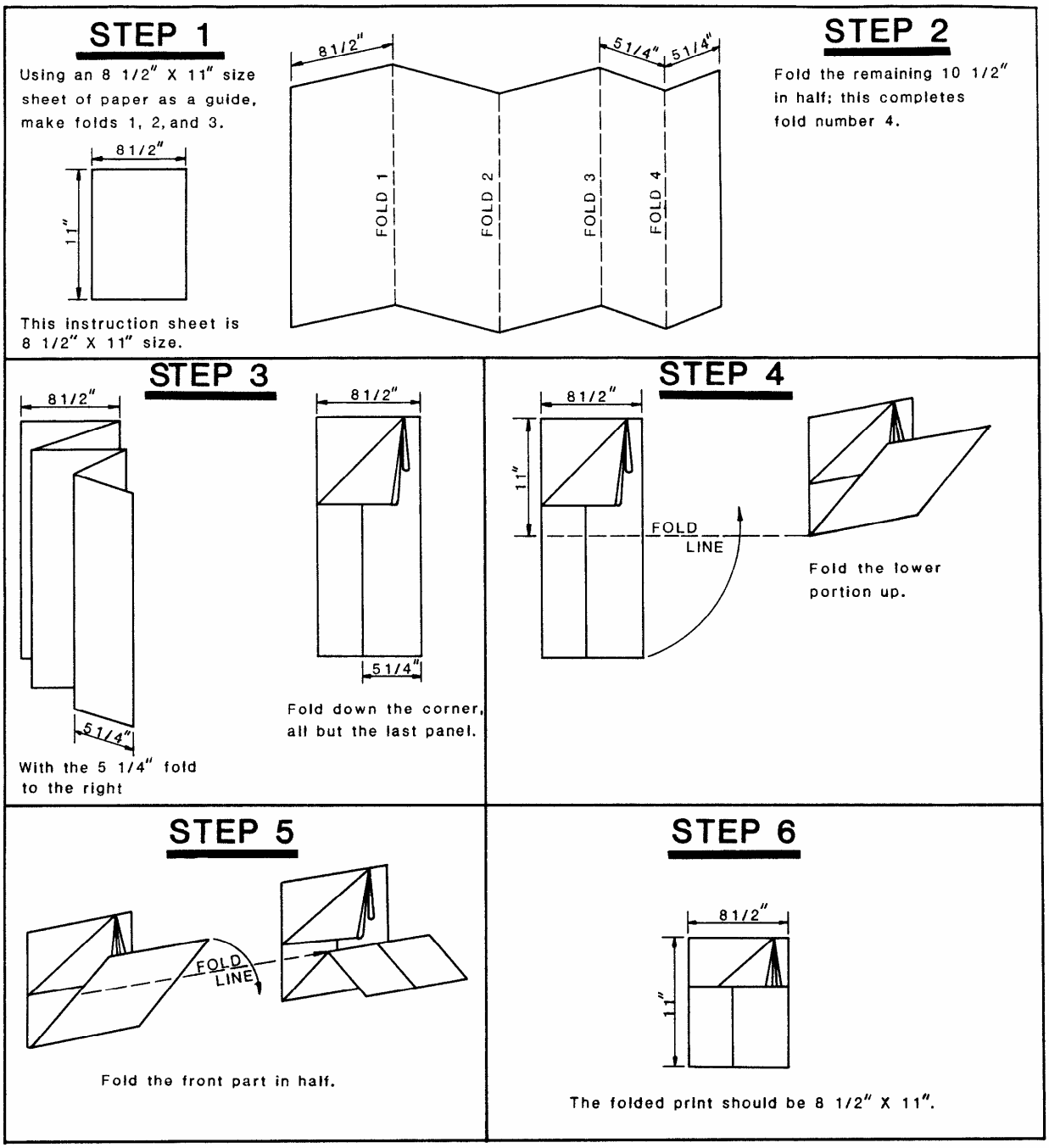
Once the submitted documents are signed as approved by the DSD Director or a designated representative, they will be distributed to the applicant and appropriate agencies.

6.3 Mayor/Council Action. If the development document is a requirement of a rezoning case, refer to Development Standard 1-07.0 for information on finalizing the rezoning request which can be done various ways.

A. The standard rezoning process requires that a development document be approved through the CDRC process after the rezoning request has been authorized by Mayor and Council for an ordinance but prior to Mayor and Council consideration for adoption of such ordinance. In this process, the Planning Department, upon notification of approval of the development document by the DSD Director, transmits the rezoning ordinance to the City Manager's Office for scheduling on the next available Mayor and Council agenda.

In accordance with state law, a 30-day referendum period is required for rezoning ordinances. Should the rezoning ordinance be adopted, building permits, grading permits, occupancy, or approval of any improvements related to the rezoning case can be issued no sooner than thirty (30) days after the date the ordinance is made available to the public by the City Clerk's Office.

B. Alternative processes allow adoption of a rezoning ordinance by the Mayor and Council, subject to a development document being approved through the CDRC process, prior to application for building permits. This alternative requires detailed, up-front engineering and design work prior to the rezoning public hearing to assure that the development, as proposed, is physically viable prior to the Mayor and Council's concurrence to proceed.


STEP 1
Using an 8 1/2" X 11" size sheet of paper as a guide, make folds 1, 2, and 3.
8 1/2"
11"
This instruction sheet is 8 1/2" X 11" size.
8 1/2"
5 1/4"
5 1/4"
FOLD 1
FOLD 2
FOLD 3
FOLD 4
STEP 2
Fold the remaining 10 1/2" in half; this completes fold number 4.
STEP 3
8 1/2"
5 1/4"
With the 5 1/4" fold to the right
8 1/2"
5 1/4"
Fold down the corner, all but the last panel.
STEP 4
8 1/2"
11"
FOLD LINE
Fold the lower portion up.
STEP 5
FOLD LINE
Fold the front part in half.
STEP 6
8 1/2"
11"
The folded print should be 8 1/2" X 11".

SITE PLAN CONTENT AND SPECIFICATIONS

2-02.1.0 GENERAL
2-02.2.0 SITE PLAN CONTENT AND SPECIFICATIONS

2-02.0.0 SITE PLAN CONTENT AND SPECIFICATIONS.

2-02.1.0 GENERAL.

1.1 Purpose. This Standard exists to assure that pertinent and adequate information is presented on all applications in a consistent manner, thereby providing the basis for an efficient and timely review.

1.2 Scope. A site plan is required for all developments with the exception of:

- Development projects required to be submitted via the Community Design Review Committee (CDRC) (see Development Standard No. 2-05.0);
- Development projects which have an approved development plan and are being constructed as one (1) project.

The site plan serves as a document on which conditions of development are recorded. The approved site plan is kept on file at the Development Services Department (DSD) as part of the permanent record for the subject site and is used as a comparison document when building plans are being reviewed. Any modifications to the approved site plan, which change the design, require a new review and approval. Certificate(s) of Occupancy will not be issued until the development of the site meets the conditions of the most currently approved site plan.

Certain site plan components may not be required for a particular site; therefore, it is recommended that the applicant schedule a presubmittal conference through the DSD in order to define the required site plan component for the project (see Development Standard No. 2-04.0).

1.3 Definitions. Definitions for words used in this Standard are found in the Development Standards Glossary or in Sec. 6.2.0 of the Tucson *Land Use Code (LUC)*.

2-02.2.0 SITE PLAN CONTENT AND SPECIFICATIONS.

2.1 Site Plan.

A. The site plan is drawn at a standard engineering scale no larger than l" = 60' on a sheet(s) no larger than 30" by 42" (24" by 36" recommended) and includes, but is not limited to, the following:

1. North arrow and scale.
2. Property description.

3. Project address.

4. Location map.

5. Lot dimensions and bearings.

6. All existing and proposed buildings and structures, including location, size, height, overhangs, canopies, and use.

7. Required zoning setbacks and distances between buildings dimensioned.

8. Off-street parking, including fully dimensioned layout, location, parking spaces' size and number, and typical parking space details for both handicapped and standard spaces, together with access thereto.

9. Off-street bicycle parking, including materials for lighting, paving, and security; fully dimensioned layout; location; specific type of rack and the number of bicycles it supports; and the location and type of directional signage.

10. Existing and future sight visibility triangles.

11. Points of egress and ingress including locations and width of driveways and parking area access lanes (PAALs).

12. Vehicular, bicycle, pedestrian, and handicapped circulation clearly identified.

13. Location, type, size, and height of existing and proposed signage.

14. Fully-dimensioned loading space(s) and maneuvering area(s).

15. Limits of the 100-year floodplain and water surface elevation (when applicable).

16. Drainage patterns, proposed finish floor elevation(s), and finish grades.

17. Estimated cut and fill quantities.

18. Street names.

19. Dimensioned right-of-way, including any applicable *Major Streets and Routes (MS&R) Plan* right-of-way.

20. All easements of record must be graphically shown on the plan together with recording docket and page reference.

21. Dimensions from street monument lines to existing and proposed curbs, sidewalks, driveways, and utility lines.

22. Location and orientation of existing major physical features, such as railroad tracks and drainageways.

23. Existing topographic contours at intervals not exceeding two (2) feet and/or spot elevations as pertinent and Bench Mark based on City of Tucson Datum, including City Field Book and page number.

24. Landscape irrigation feed point(s).

25. Existing and proposed lighting layout and type.

26. Landscape hardscape materials with location.

27. Fences, walls, or vegetation for screening by type, material, height, location, and spacing.

28. Existing and proposed zoning of parcel and adjacent parcels, including those across streets and alleys.

29. Development plan number (when applicable).

30. Rezoning case number (when applicable).

31. Existing and proposed use.

32. Refuse container location, size, and access thereto fully dimensioned.

33. Location of existing fire hydrants within three hundred (300) feet of the site boundaries.

34. When installation of fire hydrants is required, a sepia of the water plan approved by the City of Tucson must be submitted with the site plan. Single fire hydrants tapping directly into an existing water main can be shown on the site plan.

2.1 Site Plan. (Cont'd)

35. Location and dimensions of fire lane(s) including type of surface, curbing, and method of restricting public access (if applicable).

36. Code review checklist indicating:

    a. U.B.C. occupancy classification;

    b. U.B.C. type of construction;

    c. Basic allowable areas and calculations for allowable area increases;

    d. Fire rating requirements for exterior walls and protection of openings in exterior walls;

    e. Occupant loads; and

    f. Provision of automatic fire sprinklers.

37. For buildings using or storing hazardous materials described in Chapter 9 of the U.B.C., information regarding hazardous processes, amount of hazardous materials, and Material Safety Data Sheets.

38. Prior approvals, such as Development Review Board, Lot Development Option, Board of Adjustment, Historic District Advisory Board, and Historical Commission.

B. Legends and symbols used in the preparation of the site plan shall be in accordance with City of Tucson Drafting Standards.

C. The site plan must be accompanied by a landscape plan with information specified in Development Standard 2-07.0. The site plan and landscape plan must show identical site layout to avoid conflict between the two plans.

2.2 Calculations.

A. The following calculations are required on the site plan, including the methodology. If there is not enough space on the site plan to include these calculations, another plan sheet is used.

1. Gross and net lot area.

2. Floor area for each building.

3. Percentage and area in square feet of building and accessory building coverage.

4. Vehicular and bicycle parking spaces required and provided, including handicapped.

5. Number of loading spaces required and provided.

6. Percentage of building or lot area expansion. If the building(s) or lot area have been previously expanded, those calculations shall be included.

B. When the proposed site is part of a larger site, the calculations encompass the entire site, whether existing or proposed. If the project is being phased, calculations must show that, at each phase, requirements are being met.

C. A separate drainage report may be required by the Floodplain Section of the Engineering Division.

2.3 Preserved Riparian Habitat. Where the property subject to a site plan includes any area within the regulatory floodplain, the site plan shall comply with Development Standard 9-06.0 unless such compliance is provided in a development plan or tentative plat.

PLATTING PROCEDURES

2-03.1.0 GENERAL
2-03.2.0 TENTATIVE PLAT FORMAT AND CONTENT
2-03.3.0 TENTATIVE PLAT SUBMITTAL REQUIREMENTS
2-03.4.0 TENTATIVE PLAT REVIEW PROCESS
2-03.5.0 TENTATIVE PLAT APPROVAL
2-03.6.0 FINAL PLAT FORMAT AND CONTENT
2-03.7.0 FINAL PLAT SUBMITTAL REQUIREMENTS AND REVIEW PROCESS
2-03.8.0 FINAL PLAT APPROVAL
2-03.9.0 MINOR SUBDIVISION PLAT
2-03.10.0 LAND SPLITS
EXHIBIT I INSTRUCTIONS FOR FOLDING TO AN 8½" X 11" FORMAT

2-03.0.0 PLATTING PROCEDURES.

2-03.1.0 GENERAL.

1.1 Purpose. Subdivision review, like any other development review, is a partnership between the applicant and staff. Staff's responsibility in this partnership involves providing the applicant with concise information on what is required to provide a timely and efficient review. The applicant's responsibility in the partnership is to provide the information requested by staff in order to accomplish the goals of the review. This Standard has been prepared for the purposes of fulfilling staff's responsibility by informing prospective applicants and their agents of the review requirements so that proper and adequate information can be presented on all applications in a consistent manner, thereby providing the basis for an efficient and timely review.

This Standard does not waive any applicable City regulations.

1.2 Definitions. Definitions used in this Standard are found in the Development Standards Glossary or in Sec. 6.2.0 of the Tucson *Land Use Code (LUC).*

2-03.2.0 TENTATIVE PLAT FORMAT AND CONTENT. A tentative plat serves as a document on which the proposed development is overlaid on a map showing the existing conditions of the property and the surrounding area. These conditions include topography and infrastructure improvements, as well as existing structures. The tentative plat shows such information so that the designer and the members of the Community Design Review Committee (CDRC) can determine whether the project will function as designed and will comply with applicable regulations.

If a development plan is required as part of the tentative plat submittal, refer to the appropriate Development Standard for content and specifications required on those plans.

2.1 Tentative Plat Format. The information required as part of the tentative plat submittal will be shown graphically or provided by notes on the plat. The plat may comprise several sheets showing various elements of required data.

A. All mapped data on a plat will be drawn at the same standard engineering scale, having no more than fifty (50) feet to the inch. The scale provides staff the ability to verify dimensions more easily. It also affords greater clarity after photographic reduction (microfilming) for record-keeping purposes. On plats where the proposed lots are seven thousand (7,000) square feet or larger, a smaller scale may be used with prior approval by the City Engineer or designee and the Development Services Department (DSD).

B. Each sheet should measure 24" x 36" and include a one-half (½) inch margin on each side. This allows for standardization of material for more efficient record keeping and assures legibility when microfilmed. A larger sheet format may be used with the approval of DSD when it is determined legibility will not be affected for staff review or in photographic reduction for record keeping.

C. All lettering and dimensions will be the equivalent of twelve (0.12) point or greater in size. The purpose of this requirement is to assure that the lettering is legible when reproduced or when photographically reduced (microfilmed) for record-keeping purposes.

D. A small, project-location map will be provided, drawn at a scale of 3" = 1 mile. If possible, the map should be located in the upper right corner of the sheet. On multiple sheet drawings, the map will be located on the first sheet of the plat. The location map will provide the following information.

1. Show the subject property approximately centered within a one (1) square mile area.

2. Identify conditions within the square mile area, such as subdivisions, major streets, major watercourses, and railroads. Reference recorded subdivision plats by book and page numbers.

3. Section, township, and range; section corners; north arrow; and the scale will be labeled.

4. The City's jurisdictional limits will be shown, if within the mapped area.

E. If the plat contains more than one (1) sheet, a small index drawing of the site showing the area represented on each sheet is to be placed on the first sheet. Exception: The project-location map required in Sec. 2-03.2.1.D may be used, in lieu of the index map, on plats having only two (2) or three (3) sheets.

2.1 Tentative Plat Format. (Cont'd)

F. If the project is located within the boundaries of a Planned Area Development (PAD) zone, such as Williams Addition, Gateway Center, Tucson Community Center, Rio Nuevo, La Entrada, or Civano, include a reduced-scale map of the entire PAD District on the first sheet and indicate the location of the portion being developed.

G. A title block with the following information is to be provided approximately in the lower right corner of the first page of the plat.

1. Provide the proposed name of the subdivision. The proposed name shall not duplicate or approximate the name of any other recorded subdivision in Pima County, Arizona, unless the plat is a continuation of an existing plat. If it is a continuation, the lots or blocks must be identified differently from that on the existing plat. For example, if the recorded plat includes lots numbered 1 through 12, the proposed plat should begin with lot number 13.

2. The number of proposed lots is to be noted. If the subdivision is a Residential Cluster Project (RCP), a condominium, or a similar type of residential subdivision utilizing special provisions of the *LUC*, a statement to that effect should be included.

3. A brief legal description and a statement as to whether the project is a resubdivision are to be provided. On resubdivisions, provide the recording information of the existing subdivision plat.

H. The north arrow, contour interval, and scale should be placed together on each sheet, preferably in the upper right corner of the plat.

I. When possible, the subdivision drawing should be oriented with north toward the top of the page.

J. A legend which shows and describes all symbols used on the drawing will be placed on either the first sheet of the plat or the first sheet which contains all or part of the subdivision drawing.

2.2 General Notes. The following general notes will appear on the tentative plat. Additional notes specific to each project are required where pertinent.

A. *Ownership and Preparation Notes.*

1. List the names, addresses, and telephone numbers of the primary owner of the site and the developer of the project.

2.2 General Notes. (Cont'd)

2. List the name, address, and telephone number of the person, firm, or organization that prepared the plat and the applicable registration number, along with the seal and signature, of the land surveyor or professional engineer.

B. *Zoning and Land Use Notes.*

1. Place the S(YR)-___ subdivision case number and, if applicable, the C9-__-__ rezoning case number and/or the C15-__-__ annexation case number in the lower right corner of the plat next to the title block. The S file number will be provided after application and should be added to the plat on subsequent submittals. Since platting generally occurs after the start of the rezoning process, the C9 file number should be available before plat application.

2. List as a general note: "Existing zoning is ____."

3. If platting is in conjunction with a rezoning application, add the following note next to the existing zoning note: "Proposed zoning is ____." List the applicable rezoning file number and conditions of approval, if available.

4. Add the following note: "The number of lots is ____."

5. List the proposed use of the property.

6. Add a note identifying by case number any zoning variances or modifications that are applicable to the project, such as a Board of Adjustment variance, a Lot Development Option (LDO) modification, Project Design Option (PDO) modification, or Development Standard Modification Request (DSMR) together with the date and conditions of approval or, if the review has not been completed, a statement that it is in process.

7. Reference any of the following special overlay zones that are applicable, and add a note stating that the plat is designed to meet the overlay zone(s) criteria: *LUC*, Sec. 2.8.1, Hillside Development Zone (HDZ); Sec. 2.8.2, Scenic Corridor Zone (SCZ); Sec. 2.8.3, Major Streets and Routes (MS&R) Setback Zone; Sec. 2.8.4, Gateway Corridor Zone; Sec. 2.8.5, Airport Environs Zone (AEZ); Sec. 2.8.6, Environmental Resource Zone (ERZ); Sec. 2.8.8, Historic Preservation Zone (HPZ); Sec. 3.6.1, Residential Cluster Project (RCP); or Sec. 29-12 through 29-19 Watercourse Amenities, Safety, and Habitat (WASH) Ordinance of the Tucson Code. Where the overlay zone requires a separate review process, note the case file number, date of approval, and any conditions placed on that approval or, if the review has not been completed, that it is in process. Applications where the property includes Protected Riparian Area within the 100-year floodplain shall conform to Development Standard 9-06.

2.2 General Notes. (Cont'd)

8. Add a note listing the gross area of the subdivision.

9. If applicable, add the following note: "This subdivision is subject to Ordinance No. _____ which established zoning in the _____ Annexation Area."

C. *Drainage Notes.*

1. Add the following note on all plats: "The developer, any successors and assigns, will hold the City of Tucson, its officers, employees, and agents harmless from any and all claims for damages related to the use of this development as shown hereon, now and in the future, by reason of flooding, flowage, erosion, or damage caused by water, whether surface flood or rainfall."

2. If applicable, add the following notes and complete the blanks.

   a. "The following lots are affected by the City of Tucson Floodplain Regulations: _____." (List the lots affected by lot number.)

      In the case of a one (1) block or one (1) lot plat, substitute the words, "This subdivision is affected by the City of Tucson Floodplain Regulations."

   b. "A floodplain use permit and/or finished floor elevation certificates are required for the following lots: _____." (List the lots affected by lot number.)

      In the case of a one (1) block or one (1) lot plat, substitute the following: "A floodplain use permit and/or finished floor elevation certificates are required."

3. If the applications includes property with Protected Riparian Area within the 100-year floodplain shall conform to Development Standard 9-06 and shall include a note referencing all lots impacted, and state that the plat is designed to comply with the regulation.

D. *Streets and Roads Notes.*

1. Provide the following notes:

   a. "All public roads and drainage improvements within and adjacent to this subdivision shall be constructed in accordance with approved plans. Construction plans shall be submitted to the City Engineer's Office for review and approval."

   b. "Total miles of new public streets are _____."
      "Total miles of new private streets are _____."

2. On single family projects bounded or intersected by a Major Street or Route, list the following note: "Lots with frontage on a street designated a Major Street or Route shall have ingress-egress designed in a manner so that motor vehicles do not back out onto the Major Street or Route, through the use of circular drives, turnarounds, or other similar solutions."

E. *Utilities Note.* All plats are to include the following note: "Any relocation or modification of existing utilities and/or public improvements necessitated by the proposed development will be at no expense to the public."

F. *Wastewater Management Notes.*

1. If public sewers are provided, the following notes will appear on the plat, as applicable.

a. The following notes will be placed on all plats.

"On-site sanitary sewers will be public and will be designed and constructed to Pima County Wastewater Management Department Standards and must be accepted and released for service by Pima County Wastewater Management prior to the issuance of sewer connection permits."

"A project Construction Permit must be secured from Pima County Wastewater Management before beginning any work on this project."

b. The following note will be placed on all plats in instances where off-site sewer construction is required: "The required off-site public sanitary sewer line will be designed and constructed to Pima County Wastewater Management Department Standards."

c. The following note will be placed on all plats in instances where off-site sewer augmentation is required: "The required off-site public sanitary sewer augmentation will be designed and constructed to Pima County Wastewater Management Department Standards."

d. The following note will be placed on all plats if the tentative plat is for the development of a commercial or industrial subdivision: "Any wastewater discharged into the public sanitary sewerage system shall meet the requirements of Pima County Ordinance No. 1991-140, or as amended."

2. The following notes will be placed on the plat if private sewers are to be constructed on the property.

2.2 General Notes. (Cont'd)

a. "On-site sanitary sewers will be private and will be constructed, operated, and maintained on a private basis. The location and method of connection to an existing public sanitary sewer is subject to review and approval by the Pima County Wastewater Management Department at the time of submittal of plumbing or building plans."

b. "A project Construction Permit must be secured from the Pima County Wastewater Management Department before beginning any work on this project."

c. "A property owners' association will be formed to accept responsibility and liability for construction, maintenance, operation, and control of all private sewers."

If no homeowners' association is being formed, use the following note.

"Maintenance and operation of the private sanitary sewer to its point of connection to the public sanitary sewer is the responsibility of each and every property owner within this subdivision."

3. The following note shall be placed on a commercial or industrial subdivision plat: "Any wastewater discharged into the public sanitary sewerage system shall meet the requirements of Pima County Ordinance No. 1991-140, as currently amended."

4. The following note will be placed on the plat if public and private sewers will be constructed or if public sewers are existing: "On-site sanitary sewers, except public sewers within public sewer easements or rights-of-way, will be private and will be constructed, operated, and maintained on a private basis. The location and method of connection to an existing public sanitary sewer is subject to review and approval by the Pima County Wastewater Management Department at the time of submittal of plumbing or building plans."

5. The following note will appear on the plat if private disposal systems will be provided: "Sewerage disposal for lots ____ through ____ will be by private individual disposal systems. Conceptual approval by the Pima County Department of Environmental Quality for private individual disposal systems will be obtained prior to the submittal of the final plat."

G. *Assured Water Supply Note.* In compliance with state law, a tentative plat cannot be approved unless there is an assured water supply to the proposed subdivision as certified by the Arizona Department of Water Resources. One (1) of the following notes will be provided on the plat, as applicable.

2.2 General Notes. (Cont'd)

1. "This subdivision is within the planned water service area of the Tucson Water Department which is designated by the Arizona Department of Water Resources as having an assured water supply."

2. "This subdivision is not within the planned water service area of the Tucson Water Department but is within the service area of (list name of water utility) which is designated by the Arizona Department of Water Resources as having an assured water supply." (If this note applies, a certification letter from the Arizona Department of Water Resources is required at the time of tentative plat submittal.)

2.3 Existing Conditions. The following information shall be provided on the plat to indicate the existing conditions on site and within one hundred (100) feet of the site, except where the site is bounded by a street with a width of one hundred (100) feet or greater. In those situations, existing conditions across the street will be provided.

A. Benchmark locations, the proposed location of and method of tie to permanent survey monuments or to the nearest section or quarter section corner, and the proposed location and type of subdivision control monuments will be shown. All monuments found or set will be described.

B. The following plat boundary line information will be provided: the bearing in degrees, minutes, and seconds, with basis for bearings noted or shown; distances in feet and hundredths or other functional reference system. These will be delineated with solid lines.

C. All existing easements will be drawn on the plat, and recordation information, locations, widths, and purposes shall be included. If the easement is not in use and proposed for abandonment, so indicate. Blanket easements should be listed in the notes, together with recordation data and their proposed status.

D. The following information regarding the existing public right-of-way will be provided: the name, right-of-way width, recordation data, type and dimensioned width of paving, curbs, curb cuts, and sidewalks.

E. The following information regarding existing utilities will be provided: the location and size of water wells, water pumping plants, water reservoirs, water lines, fire hydrants, and storm and sanitary sewers, including the pipe diameter and the invert and rim elevations of all manholes and cleanouts; the Pima County Wastewater Management Department (PCWMD) reference number; locations of gas lines, electric and telephone lines, poles, and on-ground junction boxes, and street lights. If water mains and sewers are not located on or adjacent to the tract, indicate the direction, distance to, and sizes of those nearest the property. Show sewer line invert elevations.

2.3 Existing Conditions. (Cont'd)

F. Indicate the ground elevation on the site based on City of Tucson Datum (indicate City of Tucson field book number and page).

1. For land that slopes less than approximately one (1) percent, contour lines will be drawn at intervals of not more than one (1) foot. Spot elevations shall be provided at all breaks in grade and along all drainage channels or swales and at selected points not more than one hundred (100) feet apart in all directions.

2. For land that slopes between approximately one (1) percent and five (5) percent, contour lines will be drawn at intervals of not more than two (2) feet.

3. For land that slopes more than five (5) percent, contour line intervals will be drawn which will satisfy the specific requirements of Sec. 2.8.1 of the *LUC*, Hillside Development Zone; Development Standard 2-12.0, Hillside Development Zone (HDZ) Standard; and Development Standard 9-04.0, Hillside Development Site Improvement.

4. Protected peaks and ridges will be delineated on the plat, if applicable.

G. Existing storm drainage facilities on and adjacent to the site shall be shown.

H. Other significant conditions on the site, such as major rock outcrops, structures, fences, walls, etc., are to be shown. These elements should be indicated in a different line weight than the proposed improvements and labeled to be removed or retained.

I. Conditions on adjacent land significantly affecting the design of the subdivision will be shown. This includes items such as the approximate direction and gradients of ground slope; character and location of adjacent development; and drainageways, arroyos, ditches, and channels, including their existing conditions.

J. Floodplain information, including the location of the 100-year flood limits for all flows of one hundred (100) cfs or more with 100-year flood water surface elevations, will be indicated.

1. Where natural floodprone areas, such as washes, channels, drainageways, etc., exist within the plat boundaries of the drawing, water surface contours for the 100-year flood with water surface elevations indicated must be shown and clearly labeled.

2. The linear distance between water surface contour intervals should not exceed two hundred (200) feet unless prior agreement has been made with the City Floodplain Engineer or designee.

3. Applications where the property includes Protected Riparian Area within the 100-year floodplain shall conform to Development Standard 9-06.

2.3 Existing Conditions. (Cont'd)

3. A symbol identical to that used to represent the water surface contour intervals shown on the plat should be included in the legend.

2.4 Proposed Subdivision Information. The following items will be shown on the proposed tentative plat.

A. Draw in all proposed lot lines with approximate distances and measurements.

B. Identify each block or lot by number within the subdivision boundary and include the approximate square footage of each, or a note may be provided stating that all lots comply with the minimum lot size requirements.

C. If the project has common areas, label each common area individually with a separate letter designation. Enclose with a solid line each common area, private street, etc., that will have separate restrictions, a separate homeowners' association, or any common area that is separated by a public right-of-way.

D. If a project is split by one (1) or more zoning boundaries, all zoning classifications, on and adjacent to the project, shall be indicated on the drawing with zoning boundaries clearly delineated. If the property is being rezoned, use those boundaries and classifications.

E. If the project is phased, each phase must comply with Code requirements as a separate entity. Provide calculations and setback dimensions indicating how this is achieved. Show phase lines on the drawing.

The reason this is required is that the Code is applied on the project as proposed for construction at that time. It cannot be guaranteed that future phases will be constructed as designed or if they will be constructed at all.

F. Proposed traffic circulation will be designed in accordance with Street Development Standard 3-01.0, to include streets, intersections, street names, right-of-way widths, curve radii of centerlines and curb returns, and proposed improvements, such as pavement, curbs, access points (driveways), handicap ramps, and sidewalks. Street improvements, such as sidewalks, curbs, pavement, and handicap ramps, do not need to be drawn on the plat if such information is provided on typical street cross sections.

Indicate if streets are to remain private or are to be dedicated to the public. Indicate the proposed street names, if available.

If the project is phased, later phases are to be assured legal access. If such access is provided through the phase under consideration, public streets are required, or access easements must be delineated and dedicated for such use. If private easements are utilized, protective covenants establishing the right of access and incorporation of the future phases into this project are required.

2.4 Proposed Subdivision Information. (Cont'd)

G. If streets are proposed, indicate if they are designed for on-street parking to accommodate visitor parking or if parking is provided in common parking areas. Visitor parking is to be evenly distributed and usable by all residents of the project. Extra parking on individual lots, such as tandem parking in driveways, does not count toward visitor parking, as it is not available to other property owners within the project.

Streets designed at the minimum width, without on-street parking, need clearance for access to all homes by life safety vehicles and, where no alleys are provided, by refuse collection vehicles. If motor vehicles are parked along streets that are not designed to allow for parking, life safety services will be inhibited and, in many situations, blocked.

Single family projects should be designed with the understanding that families buying into the project will have the standard family gatherings, such as birthday parties, wedding anniversaries, and similar celebrations. Therefore, all single family projects should be designed with some minimum visitor parking so that gatherings can occur, while providing minimal consideration that life safety services can still be provided.

H. Street dedications in accordance with the *Major Streets and Routes (MS&R) Plan* will be shown. If the project is within an adopted neighborhood plan area, check for street design or width requirements. Proposed street or alley vacation will be noted. If vacation has occurred, provide the recording information.

Projects bounded by streets having only a portion of the right-of-way width dedicated will be required to dedicate right-of-way, up to one-half (½), to complete the street width.

I. Identify and provide dimensions, approximate areas in square footage, and purposes of any lots proposed for dedication (such as open spaces, recreation areas, or natural areas) or for reservation for a public use (such as public parks, water facilities, or school sites).

J. All proposed easements (utility, sewer, drainage, access, etc.) are to be dimensioned and labeled as to their purposes and whether they will be public or private.

K. A conceptual grading plan is required on projects with significant topographic conditions. The need for such a plan will be determined by the City Engineer or designee.

2.4 Proposed Subdivision Information. (Cont'd)

L. In conjunction with the required drainage report, prepared in accordance with the City Engineer or designee's instructions and procedures, the following information will be indicated on the tentative plat. For additional information regarding drainage standards, see the City of Tucson Standards Manual for Drainage Design and Floodplain Management.

1. Show areas of detention/retention including 100-year ponding limits with water surface elevations.

2. Indicate proposed drainage solutions, such as origin, direction, and destination of flow and method of collecting and containing flow.

3. Indicate locations and types of drainage structures, drainage crossings, pipe culverts, etc.

4. Provide proposed ground elevations at different points on each lot for reference to future grading and site drainage.

5. Verification is required when any drainage solution occurring outside the boundaries of the plat is constructed with adjacent owners' permission. (Additional notarized documentation of that approval will be submitted with the drainage report.)

6. The 100-year flood limits with water surface elevations for all flows of one hundred (100) cfs or more will be drawn on the plat.

7. Draw locations and indicate types of off-site runoff acceptance points and/or on-site runoff discharge points.

M. All applicable building setback lines, such as erosion hazard, floodplain detention/retention basins, and sight visibility triangles, will be shown for all affected lots. Zoning setbacks should not be delineated unless the setback is a condition of approval for a rezoning or an overlay zone.

N. The following Pima County Wastewater Management information will be indicated on the tentative plat.

1. Preliminary sewer layout, including points of connection to existing sewers, proposed rim and invert elevations at all manhole locations, length and percent of grade between manholes, size of pipe, and proposed flow-through locations, should be shown if applicable.

a. The preliminary sewer layout shall be designed so that manholes will not interfere with street survey monuments. However, survey monuments may be offset from manhole locations if so indicated on the plat.

b. Where sewers must be located in easements other than drainageways, the sewer and easement must be located entirely on one (1) lot, or a note must be added to the plat which states the following: "No permits will be issued for any structure proposed to be built within a sewer easement."

c. The minimum width of sanitary sewer easements shall be twenty (20) feet. If applicable, indicate that off-site easements will be recorded by separate instrument.

d. All sanitary sewers will be designed to provide gravity flow, if possible.

O. Applications where the property includes Protected Riparian Area within the 100-year floodplain shall conform to Development Standard 9-06.0.

2-03.3.0 TENTATIVE PLAT SUBMITTAL REQUIREMENTS. All tentative plat applications and required documents are submitted to DSD which is the review coordinating agency for the City.

3.1 Application Packet. All tentative plat applications are to include the following documents. Blueline prints are to be submitted, folded to an 8½" x 11" format as shown in ***Exhibit I***.

A. Submit the CDRC application form that is provided by DSD, completed and signed by the owner or developer.

B. Submit thirty (30) blueline prints of the tentative plat. The plat must contain the signature and seal of the land surveyor or professional engineer, registered in the State of Arizona, who prepared the plat.

C. Submit eight (8) blueline prints of the landscape plan, if landscaping is required.

D. Submit eight (8) copies of the native plat preservation plan/report.

E. Submit five (5) copies of a title report (current within ninety [90] days).

F. Submit two (2) copies of a drainage report or statement prepared and stamped by an engineer registered in the State of Arizona as required by Floodplain Regulations.

G. Submit the letter of certification on assured water supply, if the project is not served by the City of Tucson Water Department.

H. If the proposed development is a condominium conversion, submit five (5) copies of the approved building permit site plan sheet (with approval signatures affixed).

I. Submit the appropriate review fees calculated in accordance with Development Standard 1-05.0.

3.1 Application Packet. (Cont'd)

J. Any additional documentation required as the result of a condition of approval on a rezoning case, area plan, neighborhood plan, or Planned Area Development (PAD) zone will be provided.

These may include verification of neighborhood notification, traffic studies, grading plans, etc.

K. Submit a development plan, if applicable. A development plan is required with a proposed tentative plat if the property is part of a rezoning. A development plan is also required if it is a condition of a Mayor and Council action on the property, such as an annexation or a Planned Area Development (PAD) zone; if it is required by the zoning district; or if the project is being developed as a Residential Cluster Project (RCP). The Zoning Review Section at DSD should be contacted if there are any questions as to whether or not a development plan is required.

If a development plan is required, refer to the applicable Development Standard for the special development criteria submittal requirements, which may include review of other documents, such as landscape plans.

L. If the proposed project is within the applicability of the Hillside Development Zone (HDZ) or the Environmental Resource Zone (ERZ), Development Standards 2-12.0 and 2-13.0, respectively, refer to the applicable Development Standard for any additional required documentation.

If the project is subject to the WASH ordinance, submit documentation required by that ordinance to the City Engineer's Office, and provide general notes on the plat as to how the project is designed to comply.

3.2 Related Reviews. In addition to the tentative plat process, a project may require review for other types of approvals. Where applicable, the applications for those processes are submitted to the appropriate department for review and approval.

A. Should the proposed project be subject to review for overlay zone requirements, such as a Scenic Corridor Zone (SCZ), a Historic Preservation Zone (HPZ), or the Environmental Resource Zone (ERZ), a separate application is required for that special review. The application package for HPZ review is submitted to the Planning Department, and the application package for SCZ and ERZ review is submitted to the Zoning Review Section at DSD. These application packages may be submitted at the same time as the tentative plat application is submitted to DSD.

B. Construction plans for all public sanitary sewers will be submitted to Wastewater Management for review and approval and have construction completed prior to issuance of any permits for building construction.

C. A basin study will be submitted to Wastewater Management in cases where future upstream or downstream development will occur, if requested or when required as a condition of rezoning.

D. Applications for street or alley right-of-way vacations or easement abandonments are to be made to the Real Estate Division of the Department of Transportation.

E. Applications for variances (Board of Adjustment) or modifications (Lot Development Options or Project Design Options) of zoning regulations, as provided in the *LUC*, are submitted to the Planning Department. Requests for modification of Development Standard requirements are submitted to DSD. These applications can be submitted concurrently with the tentative plat with the understanding that the plat may require redesign if the request is not approved.

F. Applications where the property includes Protected Riparian Area within the 100-year floodplain shall conform to Development Standard 9-06.

2-03.4.0 TENTATIVE PLAT REVIEW PROCESS.

4.1 Preapplication Conference. Preapplication conferences are held once a week and prospective subdivision applicants are invited to attend. The conference is not mandatory, and fees are not required. The preapplication conference is designed to assist the subdivider by providing as much information as possible regarding City regulations and how they may affect the proposed design. Review is on a conceptual basis; therefore, comments made at this meeting are advisory and do not constitute any type of approval of the project.

4.2 Application. Tentative plat applications, in compliance with Sec. 2-03.3.1 of this Standard, are submitted to DSD. Concurrent tentative and final plat submittal and review will be permitted upon approval by the DSD Director.

Incomplete submittals are generally not accepted for review. Should an incomplete submittal be accepted for review, the applicant should be aware that, because of a lack of information, the review will take longer since comments cannot be finalized until after the resubmittal when the required information is provided.

4.3 CDRC Review of Tentative Plat. After acceptance of the tentative plat submittal, the documents are distributed to the CDRC members for review and comment. The plat is scheduled on a CDRC meeting agenda to give the applicant and consultant, together with the CDRC members, an opportunity to discuss all review comments. CDRC comments are made available to the applicant at least one (1) day prior to the CDRC meeting. Each CDRC agency's response shall indicate whether or not a resubmittal is required. The meeting is scheduled for the convenience of the applicant; at this meeting, the CDRC members are available at one location should clarification of any CDRC comments be required. However, since the meeting is specifically arranged to provide assistance to the applicant, the applicant may waive the need for such a meeting if DSD is notified. The CDRC reviews the tentative plat in accordance with Development Standard 1-03.0, Community Design Review Committee (CDRC).

4.4 CDRC Response Letter. Following the CDRC meeting, an official response letter is sent to the applicant detailing the number of copies of the plat to be resubmitted, should a resubmittal be required, in addition to further information, documentation, or other items needed to complete the plat review.

4.5 Applicant Resubmittal. Should a resubmittal be required to address CDRC comments, the applicant will submit a detailed letter of explanation with the resubmittal packet. The letter will address each comment as presented in the CDRC response letter and report revisions made to the plat or documents arising from those comments. Sufficient copies of the letter will be included in the resubmittal to attach to each blueline print submitted.

Any revisions made in addition to those requested in the CDRC response letter must be specifically addressed. Staff can accomplish its review in a timely manner if advised where and how revisions were made.

4.6 CDRC Review of Resubmittal. DSD, upon receipt of the resubmittal, distributes the documents for CDRC review. A CDRC meeting to discuss the resubmittal will not be scheduled unless specifically requested by the applicant. Unless there are major revisions affecting the design of the project or there is new documentation, previously not submitted, included in the revision packet, the resubmittal review time will be seven (7) working days in length.

2-03.5.0 TENTATIVE PLAT APPROVAL.

5.1 Tentative Plat Approval. Tentative plats are approved by the DSD Director or designee. When all CDRC reviewing agencies have recommended approval of the tentative plat and DSD has verified that all related reviews in accordance with Sec. 2-03.3.2 of this Standard have been completed and the requests considered under those reviews have been approved, the following documents are to be submitted to DSD. The documentation should be fully revised to reflect all comments which were the basis for the CDRC recommended approval.

A. Submit twelve (12) blueline prints of the tentative plat, folded to an 8½" x 11" format as shown in ***Exhibit I***.

B. Submit one (1) positive-reading sepia, rolled.

C. If a development plan was required during the review, submit twelve (12) blueline copies each of the development plan and the associated landscape plan.

Upon receiving CDRC approval and receipt of the required documents, the DSD Director or designee shall approve the tentative plat. The submitted documents will be signed by the DSD Director or designee and distributed to the appropriate agencies. On plats that are dependent upon obtaining a rezoning on the subject property, the tentative plat cannot be approved or signed until thirty (30) days after the adoption of the rezoning ordinance.

5.2 Grading Plan. Generally, the grading plans may be submitted for review upon approval of the tentative plat. Should the applicant wish, the grading plan can be submitted after the second resubmittal of the tentative plat; however, the grading plan cannot be approved unless it is in conformance with an approved tentative plat. In the case of a tentative plat submitted in conjunction with a rezoning request, the grading plan and the tentative plat cannot be approved until thirty (30) days after adoption of the rezoning ordinance.

2-03.6.0 FINAL PLAT FORMAT AND CONTENT. A final plat serves as a survey document suitable for recordation of all or part of an approved tentative plat. The final plat must conform to the approved tentative plat in lot configuration, design, and required conditions of development. The final plat, once approved, is recorded in the Pima County Recorder's Office. The final plat is kept on file and becomes part of the permanent record for the subject site.

6.1 Final Plat Format. The information required as part of the final plat submittal will be shown graphically or provided by notes on the plat. The plat may comprise several sheets showing various elements of required data.

A. All mapped data on a plat will be drawn at the same standard engineering scale, having no more than forty (40) feet to the inch. The scale provides staff the ability to verify dimensions more easily. It also affords greater clarity after photographic reduction (microfilming) for record-keeping purposes.

B. Each sheet will measure 24" x 36" and include a two (2) inch margin on the left side and one-half (½) inch margins on the remaining sides to comply with standardization requirements of state law for recorded plats. Please keep in mind, when selecting the material on which the plat will be drawn, that a specific material is required for recordation by the Pima County Recorder’s Office. Please refer to Sec. 2.03.8.1.A of this Standard.

C. All lettering and dimensions will be the equivalent of twelve (0.12) point or greater in size. The purpose of this requirement is to assure that all lettering is legible when reproduced or when photographically reduced (microfilmed) for record-keeping purposes.

D. A small, project-location map will be drawn in the upper right corner of the first sheet of the plat at a scale of 3" = 1 mile. The location map shall provide the following information.

1. Show the subject property approximately centered within a one (1) square mile area.

2. Identify conditions within the square mile area, such as subdivisions, major streets, major watercourses, and railroads. Reference recorded subdivision plats by book and page numbers.

6.1 Final Plat Format. (Cont'd)

3. Section, township, and range; section corners; north arrow; and the scale will be labeled.

4. The City's jurisdictional limits will be shown, if within the mapped area.

E. If the plat contains more than one (1) sheet, a small index drawing of the site showing the area represented on each sheet is to be placed on the first sheet. Exception: The project-location map required in Sec. 2-03.6.1.D may be used as the index map on plats having only two (2) or three (3) sheets.

F. If the project is located within the boundaries of a Planned Area Development (PAD) zone, such as Williams Addition, Gateway Center, Tucson Community Center, Rio Nuevo, La Entrada, or Civano, include a reduced-scale map of the entire PAD District on the first sheet, indicating the location of the portion being developed.

G. Place the words "Book ____ Page ____" in both the upper and lower right corners outside the margin line. The blanks will be completed by the Pima County Recorder's Office at the time of recordation.

H. A title block with the following information is to be provided in the lower right corner of each sheet.

1. Subdivision name; number of blocks, lots, and/or units; and common area.

2. Legal description by section, township, and range.

3. If the final plat is a resubdivision of a previously recorded plat, indicate the title and the book and page reference of the existing subdivision.

I. Orient the subdivision drawing with north toward the top of the page, when possible. Place a north arrow on each sheet in the upper right corner with the scale of the drawing beneath the arrow. All lettering, dimensions, etc., will be oriented to the north.

J. Line weights will reflect the nature of the line, e.g., right-of-way lines will be more prominent than lot lines or easements, and drainageways will be in heavy solid lines except at street crossings.

K. The S(YR)-___ subdivision case number assigned to the approved tentative plat will be placed in the lower right corner of the plat next to the title block. If the property is subject to a rezoning case, the C9-__-__ rezoning case number is to be noted also.

6.1 Final Plat Format. (Cont'd)

L. A legend which shows and describes all symbols used on the drawing will be placed on either the first sheet of the plat or the first sheet which contains all or part of the subdivision drawing.

6.2 General Notes. The following general notes will appear on the final plat. Additional notes specific to each project are required where pertinent. Complete the blanks where the information is available.

A. "The gross area of this subdivision is ____ acres."

B. "The total number of lots is ____."

C. Provide the following notes:

"Total miles of new public streets are ____.
"Total miles of new private streets are ____."

D. If the property is subject to conditions of rezoning, add the following note: "This plat is subject to the conditions of rezoning case number C9-__-__, unless superseded by a subsequent rezoning ordinance."

E. If subject to floodplain requirements, add the following note: "Prior to issuance of any building permit, a Flood Plain Use Permit is required for Lots ____."

F. If the property is subject to the requirements of the Hillside Development Zone, add the note: "Prior to the issuance of any building permits, Hillside Development Zone approval is required for Lots ____."

G. If a Board of Adjustment variance is granted, provide the following note: "This plat is subject to Board of Adjustment variance C10-__-__, unless expired or superseded by a subsequent application."

H. Add the following note on all plats. The purpose of this note is solely for review for compliance with local and state laws governing subdivision and lot splits. "There will be no further division of lots without the expressed approval of the City of Tucson."

I. If the subdivision was the result of a rezoning case and did not require submittal and review of a tentative plat, add the following note: ”Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development will be at no expense to the public.”

J. If applicable, add the following note: “This subdivision is subject to Ordinance No. ____ which established zoning in the _____ Annexation Area.”

6.3 Final Plat Standard Paragraphs. The following statements will be provided on the final plat, as applicable. All signatures must be in permanent, black, india ink and be accompanied by a notary signature and seal.

A. Certification of Survey. A statement signed by a registered professional land surveyor must be placed on the first page to the effect that the plat represents a survey certified by that surveyor; that all the monuments shown thereon actually exist; and that the location, size, and materials are correctly shown. The statement is as follows.

CERTIFICATION OF SURVEY

"I hereby certify that the boundary survey as shown on this plat was performed under my direction and that all existing or proposed survey monuments and markers shown are correctly described. I further certify that this plat was prepared under my direction."

Printed Name Seal and Signature

B. Dedications. A DEDICATIONS paragraph is required and must be placed on the first page of the plat to the effect that all streets, alleys, easements, and other rights-of-way and any lands for public uses are dedicated by this plat to the public or for private use. The paragraph entitled DEDICATIONS consists of four (4) elements: a statement of certification of title; a dedication statement; a hold harmless clause; and a signature line(s) for the property owner(s).

1. Certification of Title. The following statement represents a typical certification of title and is to be included in the paragraph. The paragraphs may be amended to fit the applicable situation.

"(I/We), the undersigned, hereby warrant that (I am/we are) the owner(s) and the only (party/parties) having any interest in the land shown on this plat, and (I/we) consent to the subdivision of said land in the manner shown hereon."

Printed Name Signature

2. Dedication Language. Use one (1) of the following four (4) statements as may be appropriate for the plat. Sec. 2-03.6.3.B.2.c may be used in subdivisions with private elements. Sec. 2-03.6.3.B.2.d may be used where electrical facilities are not specifically located in common areas.

6.3 Final Plat Standard Paragraphs. (Cont'd)

a. "(I/We) hereby dedicate and convey to the Public forever all rights-of-way as shown hereon, including all streets, roads, parks, easements, and drainageways."

b. "(I/We) hereby grant to the Public and all utility companies all easements as shown hereon for the purposes of access for installation and maintenance of public sewers and utilities and other uses as designated by this plat."

c. "Private streets, drainageways, and common areas, as shown hereon, are reserved for the private use and convenience of all owners of property within this subdivision and are granted as easements to the Public and all utility companies for the purposes of access, installation, and maintenance of utilities, drainage, and public sewers. Title to the land of all private streets, drainageways, and common areas shall be vested in an association of individual lot owners as established by Covenants, Conditions, and Restrictions recorded in Docket ____ at Pages ____ through ____ in the office of the Pima County Recorder. The association will accept responsibility for control, maintenance, and liability for the private streets, drainageways, private sewers, and common areas within this subdivision."

d. "Private streets, drainageways, and common areas shown on this plat are reserved for the private use and convenience of all owners of property within this subdivision, and easements are granted to the Public and all utility companies together with access for the installation, maintenance, and improvements of aboveground and underground utilities, public sewers, and drainage. Title to the land of all private streets, drainageways, and common areas will be vested in an association of individual lot owners as established by Covenants, Conditions, and Restrictions recorded in Docket ____ at Pages ____ through ____ in the office of the Pima County Recorder. The association will accept responsibility for control, maintenance, and liability for the private streets, drainageways, private sewers, and common areas within this subdivision."

3. Add the following hold-harmless statement: "(I/We), the undersigned, do hereby hold harmless the City of Tucson, its successors and assigns, their employees, officers, and agents from any and all claims for damages related to the use of the property depicted on this plat now and in the future by reason of flooding, flowage, erosion, or damage caused by water, whether surface flood or rainfall."

6.3 Final Plat Standard Paragraphs. (Cont'd)

4. Add the signature lines for the property owners. The number of signatures depends on the number of persons who have fee title interest according to a title report current within thirty (30) days of recordation of the proposed plat.

C. If applicable, the following BENEFICIARY block must be included on the title page.

BENEFICIARY

"The beneficiary of (Title Company Name and Trust Number) is (Name and Address)."

D. Approval and Recording Data Blocks.

The APPROVAL paragraph, where the City Clerk certifies that the plat has been approved by Mayor and Council, and the RECORDING DATA paragraph, which provides space for the recording information, must be placed on the first sheet of the plat adjacent to each other. The paragraphs are as follows.

APPROVAL

"I, (fill in name of current City Clerk), Clerk of the City of Tucson, Arizona, hereby certify that this plat was approved by the Mayor and Council of the City of Tucson, Arizona, on this ____ day of _____, 20__."

_____ _____
Clerk, City of Tucson Date

RECORDING DATA:
State of Arizona No. _____
]S.S.
County of Pima Fee _____

Filed for record at the request of (fill in name)_____ _____ on this _____ day of _____, 20__, at _____.m. in Book ____ of Maps and Plats at Page ____ thereof. Witness my hand and official seal, the day and year above as written.

(Name of current Recorder)
Pima County Recorder Deputy County Recorder

E. Assurances.

The following ASSURANCE block must be placed on the plat's first sheet.

6.3 Final Plat Standard Paragraphs. (Cont'd)

ASSURANCES

"This is to certify that all improvements, such as streets, sidewalks, sewers, water and utility installation, drainage and flood control facilities, and monuments, required by the City of Tucson have been completed or the future completion of such improvements has been assured by the posting of performance bonds, assurances, or other security as the City of Tucson deems necessary and proper."

_____
City of Tucson Development Services Department Director

_____
City of Tucson Engineer

6.4 Proposed Subdivision Information. The following will be shown on the final plat.

A. Indicate the name and width of each street, alley, easement (type), and drainageway within the subdivision boundary being created by this plat. Label each as public or private, along with the appropriate dedication notation.

B. Identify each block or lot within the subdivision boundary by number, and include the square footage of each.

C. If the project has common areas, label each common area individually with a separate letter designation. Enclose with a solid line each common area, private street, etc., that will have separate restrictions, a separate homeowners' association, or any common area that is separated by a public right-of-way.

D. Provide location, dimensions, areas in square footage, and purposes of lots proposed for dedication (such as open spaces, recreation areas, and natural areas) or for reservation for a public use (such as public parks, water facilities, and school sites).

E. Show required setbacks, such as erosion hazard, drainage, etc.

F. Show the limits of the 100-year floodprone area in a surveyable and readily retraceable manner with frequent ties to intersecting lot lines for all flows of one hundred (100) cfs or more.

G. Corner lots may be designated with a star symbol indicating which street will be used for access. Use of this designation may limit design options for access. In instances where the City, for safety reasons, limits accessibility, a one (1) foot no-access easement will be required.

H. Show no-vehicular access easements where applicable.

I. Show detention/retention areas in a surveyable and readily retraceable manner.

J. Show the boundaries of all protected peaks and ridges, if applicable.

K. If the final plat represents one (1) phase of a multiphased project and access is provided through this phase to the future phases, indicate the access easements or public streets on this plat that will guarantee the access.

L. Areas that include Protected Riparian Area shall be shown on the plat in a surveyable manner and designated as a areas where no further development is permitted.

6.5 Survey Information.

A. Indicate primary control points, or descriptions and ties to such control points, to which all dimensions, angles, bearings, and similar data on the plat will be referred. Where a coordinate system has been established by the City Engineer or County Engineer, primary control points may be referenced thereto. At least one (1) corner of the subdivision will be tied by course and distance to a section corner, a quarter section corner, or an established City or County survey monument. The plat must include a description of that corner marker and an indication of how the bearings were determined. Corner tie recordation information is to be provided on the plat.

B. Indicate tract boundary lines; right-of-way and centerlines of streets, easements, and other rights-of-way; and property lines of residential lots and other sites, with accurate dimensions, bearings, or deflection angles and radii, arcs, and central angles of all curves.

C. Additional details to be shown are as follows.

1. Basis of bearings - The purpose of the basis of bearings on a survey is to enable another surveyor to retrace the original survey. As such, the statement must be referenced to found, readily locatable monuments. There are three general methods of establishing bearings.

a. Reference to a record of survey or a recorded plat.

b. Astronomic (normally solar or polaris).

c. Assumed.

6.5 Survey Information. (Cont'd)

The basis of bearings should be established from two (2) found, physically monumented points described and shown on the final plat. If the monuments at each end of the reference line are fully described on the plat, they need not be described in the "Basis of Bearings" statement.

2. Label all boundary lines as to exact nature.

3. The boundary survey and section breakdown must be shown, if performed.

4. All boundary monumentation must be labeled as "found" or "set."

   a. Fully describe and show all markings on found monuments.

   b. A one-half (½) inch iron rod tagged by a registered land surveyor will be set at all corners upon completion of construction.

5. Show the distance and bearing between all monuments used. Indicate whether measured or calculated. Measured is the physical, direct occupation of a point/line by line of sight and not through calculations of other measured distances.

6. In castings for points on section and quarter section lines, the standard survey monuments must be set on the street monument line at all intersections, points of curves (P.C.s), points of reverse curves (P.R.C.s), stub street termini, and at radius points of cul-de-sacs, eyebrows, or knuckles. All street monuments must be in place, stamped, and punched before public streets will be accepted for maintenance. Crossed out manhole covers are not acceptable survey monuments.

6.6 Protective Covenants. Protective covenants or Covenants, Conditions, and Restrictions (CC&Rs) establishing responsibility for construction, maintenance, and ownership of any proposed common area, open space, private street, or similar joint use, when needed, will:

A. Provide for maintenance of and liability for any proposed commonly-owned areas; and

B. Include the various conditions of rezoning or other special situations requiring permanent administration by an owners' association.

2-03.7.0 FINAL PLAT SUBMITTAL REQUIREMENTS AND REVIEW PROCESS. The final plat is submitted to DSD which is the coordinating agency for subdivision review. Review of final plats is normally initiated after the tentative plat has been approved, unless concurrent tentative and final plat submittal is permitted by DSD. Final plats may also be submitted for review prior to the approval of a tentative if a minimum of two (2) reviews of the tentative plat have occurred. In any case, submittal of the final plat prior to approval of the tentative plat is done at the applicant's risk since changes could be required of the tentative that may affect the final plat.

Incomplete submittals are generally not accepted for review. Should an incomplete submittal be accepted for review, the applicant should be aware that, because of a lack of information, the review will take longer since comments cannot be finalized until after the resubmittal when the required information is provided.

7.1 Submittal Packet. All final plat submittals are to include the following documents. Blueline prints are to be folded to an 8½" x 11" format as shown in ***Exhibit I***.

A. Submit the CDRC application form that is provided by DSD, completed and signed by the owner or developer.

B. Submit twenty (20) blueline prints of the final plat. The plat will contain the signature and seal of the land surveyor, registered in the State of Arizona, who prepared the plat. If engineering information is provided on the final plat, the seal and signature of the responsible engineer is also required.

C. Submit the appropriate review fees calculated in accordance with Development Standard 1-05.0.

D. Any additional documentation or information required as the result of a condition of rezoning will be provided, when applicable.

E. Four (4) copies of the protective covenants or Covenants, Conditions, and Restrictions (CC&Rs) in recordable form will be submitted with the final plat, when applicable.

F. If the development is a conversion to a residential condominium development, the affidavits and information, as indicated in the *LUC*, Sec. 4.1.9.1 and Sec. 4.1.9.2, will be submitted with the initial submittal of the final plat.

G. Financial assurances are generally required to be submitted as part of the final plat submittal. Exceptions to this requirement will be allowed if, in these instances, the City Engineer's Office is advised that the final plat submittal does not include the assurances. However, assurances must be submitted to the City Engineer's Office some time during this review phase. The final plat cannot be scheduled for Mayor and Council consideration until the assurances are approved by the City Engineer's Office.

7.2 CDRC Review of Final Plat. After acceptance of the final plat submittal, the documents are distributed to the CDRC members for review and comment. The plat is scheduled on a CDRC meeting agenda to give the applicant and consultant, together with the CDRC members, an opportunity to discuss all review comments. CDRC comments are made available to the applicant at least one (1) day prior to the meeting. Each CDRC agency's response shall indicate whether or not a resubmittal is required. The meeting is scheduled for the convenience of the applicant; at this meeting, the CDRC members are available at one time and location should clarification of any CDRC comments be required. However, since the meeting is specifically arranged to provide assistance to the applicant, the applicant may waive the need for such a meeting if DSD is notified.

7.3 CDRC Response Letter. Following the CDRC meeting, an official response letter is sent to the applicant detailing the number of copies of the plat to be resubmitted, should a resubmittal be required, in addition to further information, documentation, or other items needed to complete the plat review.

7.4 Applicant Resubmittal. Should a resubmittal be required to address CDRC comments, the applicant will submit a detailed letter of explanation with the resubmittal packet. The letter will address each comment as presented in the CDRC response letter and report revisions made to the plat or documents arising from those comments. Sufficient copies of the letter will be included in the resubmittal to attach to each blueline print submitted.

Any revisions made in addition to those requested in the CDRC response letter must be specifically addressed.

7.5 CDRC Review of Resubmittal. DSD, upon receipt of the resubmittal, distributes the documents for CDRC review. A CDRC meeting to discuss the resubmittal will not be scheduled unless specifically requested by the applicant. Unless new documentation, previously not submitted, is included in the revision packet, the resubmittal review time will be seven (7) working days in length.

2-03.8.0 FINAL PLAT APPROVAL.

8.1 Final Plat Approval. Final plats are approved by the Mayor and Council. Once the CDRC recommends approval of the final plat, the following documents are submitted to DSD. All documents to be submitted will reflect all comments that are the basis for the CDRC recommended approval.

A. Submit the original, direct-reading, double matte photomylar of the final plat as approved, with all appropriate original signatures and seals affixed.

B. Submit original documents that require recordation in conjunction with the plat, such as CC&Rs, consents to dedicate, and financial assurances, with appropriate signatures affixed.

C. Submit one (1) rolled blueline of the final plat as approved with all appropriate signatures and seals affixed.

8.1 Final Plat Approval. (Cont'd)

D. Submit two (2) copies of an updated title report (current within thirty [30] days). A statement from the title company certifying the title report previously submitted is still valid is acceptable in place of an additional title report.

E. Forty-four (44) copies of a half-size reduction of the final plat as approved will be printed by DSD. The cost of providing the prints will be the responsibility of the applicant. The amount will be determined by DSD.

F. Fees for recordation and reproduction as required in Sec. 4.1.6.2.A.2 of the *LUC* must be submitted. Recordation fees are as currently required by the Pima County Recorder's Office. Reproduction fees include the cost of providing a direct-reading, double matte photomylar of the plat after recordation to the following five (5) City and County departments: City Engineer's Office; Tucson Water; County Recorder's Office; County Assessor's Office; and County Addressing.

The applicant will be advised of the fee amounts by DSD.

When DSD has received the required documents and fees from the subdivider, DSD will request that the City Manager's Office schedule the final plat for Mayor and Council consideration on the next available agenda.

8.2 Recordation. The mylar of the final plat and accompanying documents are transmitted to the City Clerk prior to the Mayor and Council meeting for recordation after Mayor and Council approval.

2-03.9.0 MINOR SUBDIVISION PLAT. A minor subdivision plat is a proposed subdivision project which complies with the criteria in Sec. 4.2.2 of the *LUC*. It is small in size and is simple in design to the extent that a tentative plat is not required. Although a tentative is not required, engineering information is needed to review the project for compliance with regulations and good engineering practices. Some information, generally on a preliminary basis, will be required with the plat application to assure compliance with regulations and engineering practices.

9.1 Preapplication Conference. One of three (3) sets of criteria, Group A, Group B, or Group C, per Sec. 4.2.2 of the *LUC*, must be complied with for the plat to be a minor subdivision. Review at a preapplication conference is required, at which time the applicant will provide appropriate information to show that there are not sufficient design or technical issues to warrant review of a tentative plat. Determination as to whether or not review of a tentative plat is warranted will be made by the CDRC upon evaluation of the information.

DSD is to be contacted for scheduling the preapplication conference. It is necessary that the following information be submitted for CDRC review at least one (1) week prior to the scheduling of a preapplication conference for the CDRC to make a determination as to whether or not a tentative plat is warranted.

9.1 Preapplication Conference. (Cont'd)

A. Submit a topographic map of the site.

B. Provide a preliminary sketch of the site showing the street improvements and location of the utilities that would serve the site. This includes gas, electric, water, wastewater, and communication lines.

C. A recent aerial photo showing existing conditions, with a minimum scale of 1:200, should be submitted.

D. Include a concept grading plan with the submittal.

E. Provide preliminary sketches of the proposed street cross section, if applicable.

9.2 Format. Minor subdivision plats are prepared as final plats complying with Sec. 4.1.6 of the *LUC* and the final plat requirements of this Standard.

9.3 Application. Submittal requirements for a final plat include the following items. The site information may be submitted as one drawing or as separate drawings. The application is submitted to DSD.

A. Submit the application form, completed.

B. Submit twenty-six (26) blueline prints of the final plat. The plat will contain the signature and seal of the land surveyor, registered in the State of Arizona, who prepared the plat. If engineering information is provided on the final plat, the seal and signature of the responsible engineer is also required.

C. Submit appropriate fees calculated in accordance with Development Standard 1-05.0.

D. Four (4) copies of the protective covenants or Covenants, Conditions, and Restrictions (CC&Rs) in recordable form will be submitted with the final plat, when applicable.

E. Financial assurances are generally required to be submitted as part of the final plat submittal. Exceptions to this requirement will be allowed if, in these instances, the City Engineer's Office is advised that the final plat submittal does not include the assurances. However, assurances must be submitted to the City Engineer's Office at some time during this review phase. The final plat cannot be scheduled for Mayor and Council consideration until the assurances are approved by the City Engineer's Office.

F. Provide eight (8) copies of a concept grading plan.

G. Include two (2) copies of a drainage report or statement, as applicable.

9.3 Application. (Cont'd)

H. Submit eight (8) copies of a topographic map of the site.

I. Submit twenty-six (26) copies of a map indicating the location of utility services.

J. Submit the letter of certification on assured water supply if the project is not served by the City of Tucson Water Department.

K. Submit five copies of a title report (current within ninety [90] days).

9.4 Review, Approval, and Recordation. Minor subdivision plats will be reviewed through the same process as a final plat as provided in Sec. 2-03.7.0 of this Standard. However, because a tentative plat has not been reviewed, minor subdivision review will incorporate compliance with the Tucson Code as normally accomplished during the tentative plat process.

2-03.10.0 LAND SPLITS.

10.1 Preapplication Conference. A preapplication conference is not required but is available to potential applicants through DSD. The preapplication conference is for the purposes of providing as much preliminary information to the applicant as possible to assure an efficient and timely process once the application is submitted.

10.2 Submittal Requirements. The following documents and information are to be submitted at the time of application to the Zoning Review Section at DSD.

A. Submit two (2) copies of a drawing or sketch of the proposed land splits which includes the original parcel as configured twenty (20) years before the current date or on the date of annexation, if later. The drawing should be fully dimensioned and prepared at a scale to maintain legibility. The size of the sheet shall be 8½" x 11" or greater. Lettering should be of a size to remain legible when photographically reduced for record keeping. The drawing shall show any existing buildings and provide the measured distance from the buildings to the existing and proposed lot lines. The drawing should also show locations of street rights-of-way and existing utility easements.

B. Submit one (1) copy of the history of the original parcel as configured twenty (20) years before the current date or on the date of annexation, if later, and subsequent land splits that may have occurred. The property information available at the Pima County Assessor's Office establishing existing land split dates is acceptable. Such information is reviewed in determining whether or not the proposed land split constitutes a subdivision.

C. Submit the completed application form.

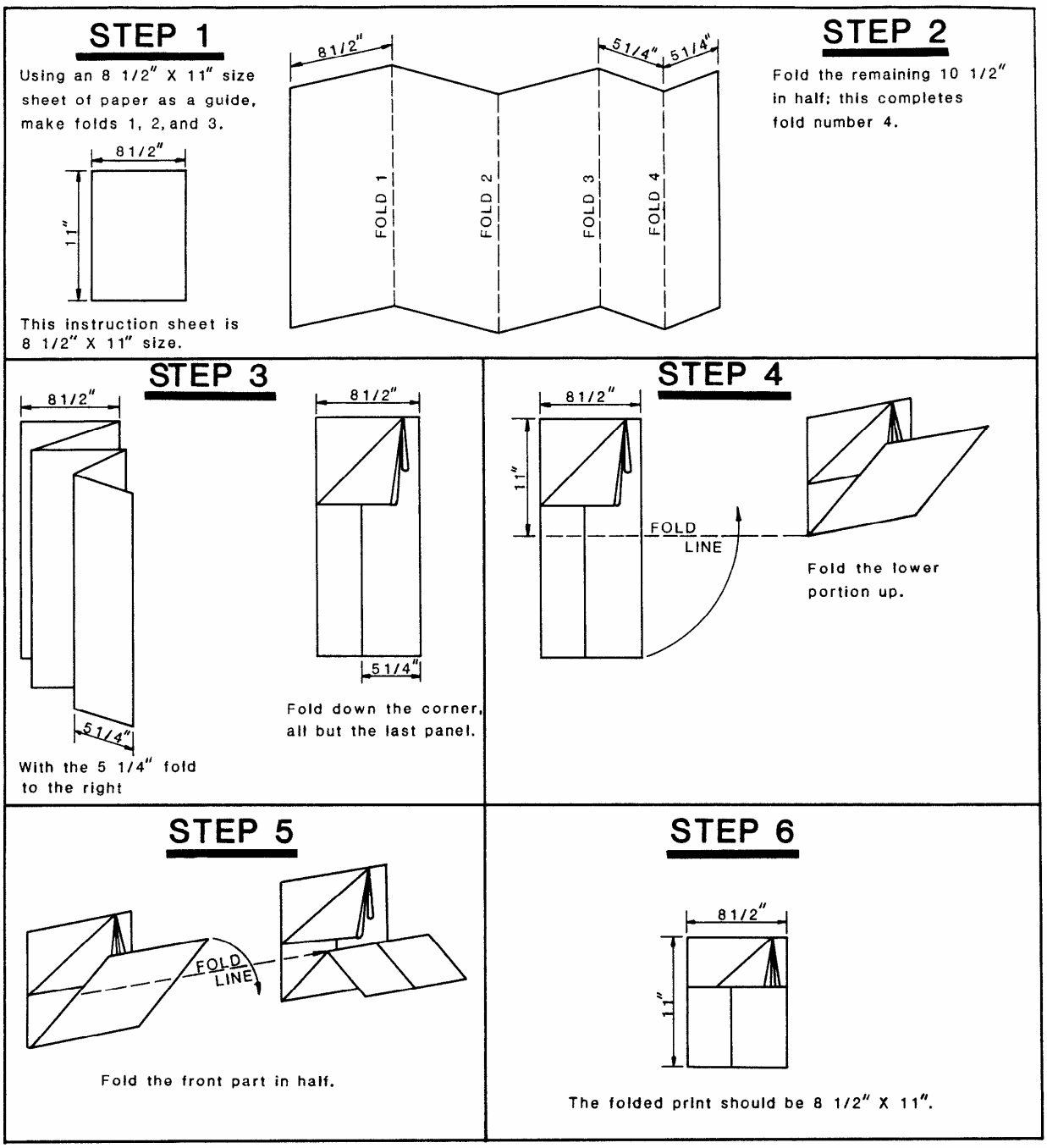
10.2 Submittal Requirements. (Cont'd)

D. If shared use of facilities with adjacent properties is contemplated, such as driveways, two (2) copies of the legal instruments that will be recorded establishing the shared aspects of the project are to be submitted.

E. If access to the proposed lots is to be by easement or private street, two (2) copies of the legal instruments that will be recorded establishing the right of use are to be submitted.

10.3 Review and Approval. Application is to the Zoning Review Section at DSD. Zoning Review staff will review for compliance with requirements as provided in Sec. 4.3.3 of the *LUC*. Review will be conducted by the Zoning Review Section.

The land split drawing will be the document signed by staff for approval purposes. A copy will be kept on file for the purposes of issuing permits.


STEP 1
Using an 8 1/2" X 11" size sheet of paper as a guide, make folds 1, 2, and 3.
8 1/2"
11"
This instruction sheet is 8 1/2" X 11" size.
8 1/2"
5 1/4"
5 1/4"
FOLD 1
FOLD 2
FOLD 3
FOLD 4
STEP 2
Fold the remaining 10 1/2" in half; this completes fold number 4.
STEP 3
8 1/2"
5 1/4"
With the 5 1/4" fold to the right
8 1/2"
5 1/4"
Fold down the corner, all but the last panel.
STEP 4
8 1/2"
11"
FOLD LINE
Fold the lower portion up.
STEP 5
FOLD LINE
Fold the front part in half.
STEP 6
8 1/2"
11"
The folded print should be 8 1/2" X 11".

SITE PLAN APPLICATION AND SUBMITTAL REQUIREMENTS

2-04.1.0 GENERAL
2-04.2.0 SITE PLAN SUBMITTAL REQUIREMENTS
2-04.3.0 SITE PLAN REVIEW PROCESS

2-04.0.0 SITE PLAN APPLICATION AND SUBMITTAL REQUIREMENTS.

2-04.1.0 GENERAL.

1.1 Purpose. This Development Standard is to assure that complete and pertinent information and documents are submitted with all site plan review applications in a consistent manner in order to expedite the review process in an efficient and timely manner.

2-04.2.0 SITE PLAN SUBMITTAL REQUIREMENTS.

2.1 Documents to be Submitted.

A. Site plan content and specifications are required as outlined in Development Standard 2-02.0. The following documents are to be submitted to the Development Services Department (DSD) for site plan review:

1. Complete Site Plan Review Application.
2. Official address slip from Pima County.
3. One (1) positive reading sepia (rolled) of the site plan.
4. One (1) positive reading sepia (rolled) of the landscape plan drawn at the same scale as the site plan.
5. One (1) copy of drainage report calculations (when required).
6. Any additional documents required as a result of a condition of rezoning.
7. Any additional documentation required by an area plan, neighborhood plan, or Planned Area Development (PAD) zone.
8. A copy of approved variances applicable to the site.
9. One (1) copy of the Traffic Study (when required).
10. For resubmittals, any applicable correspondence related to the site.

2.1 Documents to be Submitted. (Cont'd)

11. A copy of the approved development plan or the letter granting approval of the development plan should the development be a part of a site previously reviewed by the Community Design Review Committee (CDRC).

12. Should the proposed development be subject to a review for overlay zone requirements (such as scenic, gateway, or historic), separate application(s) concurrently with or prior to the site plan review submittal.

13. A copy of the approval letter or plan as a result of review by the Development Review Board, the Board of Adjustment, or a Historic District Advisory Board or as the result of a Lot Development Option (LDO) review or Project Design Option (PDO) review, when required.

14. If improvements are proposed in the future right-of-way, a letter of agreement for temporary placement of improvements in the future right-of-way is required in addition to an alternate plan indicating compliance, after the future right-of-way is acquired by the City for street improvements.

15. If a new development is using an existing screen on an adjacent property to meet screening requirements, a copy of the recorded covenant locating the existing screen(s) on adjacent property is required.

2-04.3.0 SITE PLAN REVIEW PROCESS.

3.1 Presubmittal Conference. Preliminary review is available, at the applicant's request, via presubmittal conferences at DSD. The intent of the conference is to define, before the formal submittal, the applicable and required site plan elements and submittal requirements for the particular project, thus expediting the review process.

Presubmittal conferences can be scheduled through DSD. It is recommended that ten (10) site plan bluelines be submitted to DSD at least three (3) working days before the presubmittal conference.

3.2 Initial Submittal. Once the application and pertinent documents have been submitted, depending on the complexity, the project may be assigned to a Project Manager who will act as a liaison between the City of Tucson reviewers and the applicant.

Five (5) working days after the submittal date, a response letter will be prepared and mailed to the applicant and the owner. The letter will contain the resubmittal requirements, if any, and will indicate whether or not the plan was approved.

The applicant is responsible for picking up the site plan, making the necessary corrections, and resubmitting for approval.

3.3 Resubmittals. Site plan resubmittals will include a cover letter explaining how all review comments were addressed and will be reviewed utilizing the same procedure as initial submittals. However, should the corrections/additions required be considered minor in nature by the review agency which made the comment, the Project Manager may assign a shorter review period. Likewise, should the review agencies which made the comments determine that the corrections/additions are of such nature that they can be handled via the walk-through process, the Project Manager will offer that option to the applicant.

3.4 Site Plan Approval. Once all the reviewers approve the plan, via the five (5) day process or the walk-through process, the approved sepia will become part of the project file at DSD, and copies will be made available to the applicant.

3.5 Conditional Approval. When the department or agency requiring corrections to the site plan determines the corrections to be minor in nature which will not affect the placement of the buildings or improvements, the site plan may be granted conditional approval. Under these circumstances, the Project Manager has the discretion to allow issuance of building permits, subject to a corrected site plan being approved before a temporary or permanent certificate of occupancy can be issued.

DEVELOPMENT PLAN STANDARD

2-05.1.0 GENERAL
2-05.2.0 DEVELOPMENT PLAN FORMAT AND CONTENT
2-05.3.0 DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS
2-05.4.0 DEVELOPMENT PLAN REVIEW PROCESS
2-05.5.0 DEVELOPMENT PLAN APPROVAL
EXHIBIT I INSTRUCTIONS FOR FOLDING TO AN 8½" X 11" FORMAT

2-05.0.0 DEVELOPMENT PLAN STANDARD.

2-05.1.0 GENERAL.

1.1 Purpose. Community Design Review Committee (CDRC) review of a development plan is required by Sec. 5.3.8 of the Tucson *Land Use Code (LUC)* as a result of Mayor and Council action or as a requirement of the *LUC*. When a development plan is required, it is for the purpose of graphically showing how the projected development will comply with applicable regulations and any special conditions that may have been required by Mayor and Council.

This Standard has been prepared for the purpose of informing applicants of development plan submittal and review requirements in order to assure that proper and adequate information is presented in a consistent manner on all development plan applications, thereby providing the basis for an efficient and timely review. It is intended that this Standard provide support and clarification to Sec. 5.3.8 and Sec. 5.4.3.6 of the *LUC* and to any other City regulation which requires CDRC review of a development plan.

The information that is requested establishes the basis upon which the project will be approved and could affect what is required of the property in the future, should there be a proposal for expansion or for a different use of the property.

This Standard does not waive any applicable City regulations or codes.

1.2 Definitions. Definitions used in this Standard are found in the Development Standards Glossary or Sec. 6.2.0 of the *LUC*.

1.3 Development Plan Applicability. Development plan review by CDRC is required when compliance with Sec. 5.3.8 of the *LUC* is required. Generally, compliance with Sec. 5.3.8 is required:

- If the property is part of a rezoning request;
- As a condition of an annexation;
- As a condition of an adopted Planned Area Development (PAD) zone; or

1.3 Development Plan Applicability. (Cont'd)

- If the property is being developed as a Residential Cluster Project (RCP).

Should there be any question as to whether or not a development plan must be reviewed by CDRC, Zoning Review staff at the Development Services Department (DSD) is to be contacted.

2-05.2.0 DEVELOPMENT PLAN FORMAT AND CONTENT.

2.1 Development Plan Format. The information required as part of the development plan submittal will be shown graphically or provided by notes on the plan. The development plan may comprise several sheets showing various elements of required data.

A. Each sheet should measure 24" x 36" and include a minimum one-half (½) inch margin on each side. This allows for standardization of material for more efficient record keeping and assures legibility when microfilmed. A larger sheet format may be used with the approval of DSD when it is determined legibility for staff review or for photographic reduction will not be affected.

B. All mapped data on the development plan shall be drawn at an engineering scale having no more than forty (40) feet to the inch. This scale is the minimum accepted due to the detailed information required to show compliance. It also affords greater clarity after photographic reduction (microfilming) for record-keeping purposes.

C. All lettering and dimensions shall be the equivalent of twelve (0.12") point or greater in size. The purpose of this requirement is to assure that all lettering is legible when reviewed and will maintain that legibility when reproduced and photographically reduced (microfilmed) for record-keeping purposes.

D. A small, project-location map shall be drawn on the first sheet of the development plan, preferably in the upper right corner. The map should cover approximately one (1) square mile, be drawn at a minimum scale of 3" = 1 mile, and provide the following information.

1. Show the subject property approximately centered within the one (1) square mile area.

2. Identify conditions within the square mile area, such as major streets and watercourses.

3. Section, township, and range; section corners; north arrow; and the scale will be labeled.

2.1 Development Plan Format. (Cont'd)

E. If the development plan consists of more than one (1) sheet, a small index drawing of the site showing the area represented on each sheet is to be placed on the first sheet. Exception: The project location map required in Sec. 2-05.2.1.D may be used, in lieu of a separate index map, on plans having two (2) or more sheets.

F. If the project is located within the boundaries of a Planned Area Development (PAD) zone, such as Williams Addition, Gateway Center, Tucson Community Center, Rio Nuevo, La Entrada, or Civano, include a reduced-scale map of the PAD District on the first sheet, indicating the location of the portion being developed.

G. The following title block information is to be provided, preferably in the lower right corner of the sheet.

1. The proposed name of the project or, if there is no name, the proposed tenant's name or the property address.

2. A brief legal description.

H. The north arrow, contour interval, and scale should be placed together on each sheet, preferably in the upper right corner of the plat.

I. When possible, the plan drawing should be oriented with north toward the top of the sheet.

J. A legend which shows and describes all symbols used on the drawing is to be placed on the plan, preferably on the first sheet.

K. Applicable rezoning, annexation, or subdivision case numbers should be listed in the lower right corner, next to the title block.

2.2 General Notes. The following general notes will appear on the development plan. Additional notes specific to each plan are required where applicable.

A. *Ownership and Preparation Notes.*

1. List the names, addresses, and telephone numbers of the primary property owner of the site and developer of the project.

2. List the name, address, and telephone number of the person, firm, or organization that prepared the development plan. If a registered professional, such as a surveyor, architect, landscape architect, or engineer, prepared the plans, provide the applicable registration or license number along with the seal and signature of the professional.

2.2 General Notes. (Cont'd)

B. *Zoning and Land Use Notes.*

1. List as a general note: "Existing zoning is ____."

2. If the development plan has been prepared in conjunction with a rezoning application, add the following note next to the existing zoning note: "Proposed zoning is ____." List the applicable rezoning file number and conditions of approval. Also place the C9-__-__ and D[YR]-__ file numbers in the lower right corner of the plan or in that vicinity.

3. List the proposed use of the property.

4. On residential projects, list the total number of units proposed.

5. On multifamily projects, list the open space requirements and the amount provided.

6. List zoning variances or modifications that are applicable to the project, such as a Board of Adjustment (B/A) variance, a Lot Development Option (LDO) modification, or a Project Design Option (PDO) modification, by case number, date of approval, what was approved, and conditions of approval.

7. If the property is subject to annexation requirements, provide the Planning Department's applicable C9-__-__ or C15-__-__ annexation file number, preferably in the lower right corner of the plan. Also list the conditions of development as a note.

8. If the property is part of a subdivision plat that is being reviewed or one that has been recorded which required review of a development plan, provide the subdivision name and file number (S[YR]-___), preferably in the lower right corner of the plan.

9. Indicate whether the development plan is part of a proposed subdivision, such as a Residential Cluster Project (RCP), condominium, or another similar type project. If this plan is a separate drawing from the plat, indicate the subdivision plat file number (S[YR]-___) on the plan.

10. If one (1) or more of the following special overlay zones are applicable to the property, add a note stating that the project is designed to meet the overlay zone(s) criteria: Sec. 2.8.1, Hillside Development Zone (HDZ); Sec. 2.8.2, Scenic Corridor Zone (SCZ); Sec. 2.8.3, Major Streets and Routes (MS&R) Setback Zone; Sec. 2.8.4, Gateway Corridor Zone; Sec. 2.8.5, Airport Environs Zone (AEZ); Sec. 2.8.6, Environmental Resource

Zone (ERZ); Sec. 2.8.7, Downtown Heritage Incentive Zone; or Sec. 2.8.8, Historic Preservation Zone (HPZ) of the *LUC*; or Sec. 29-12 through 29-19 Watercourse Amenities, Safety, and Habitat (WASH) Ordinance of the Tucson Code. Applications where the property includes Protected Riparian Area within the 100-year floodplain shall conform to Development Standard 9-06.0.

The note should specify which lots are affected by the overlay zones, if there is more than one (1) lot within the site. Projects involving Historic Preservation Zones, Scenic Corridor Zones, or Downtown Heritage Incentive Zones (involving demolition) require separate review and approval. The same is true of projects involving Protected Riparian Area, if encroachment into the 100-year floodplain is proposed. Application is to the Zoning Review Section at DSD for the ERZ ordinance and to the Engineering Division of the Transportation Department for the WASH ordinance. Once approval is granted, add the file number and approval date to the development plan in the general notes.

11. List the gross area of the site by square footage and acreage.

C. *Drainage Notes.* List the following notes as appropriate.

1. List the following notes on all development plans.

   a. "The developer, any successors and assigns, will hold the City of Tucson, its officers, employees, and agents harmless from any and all claims for damages related to the use of this development as shown hereon, now and in the future, by reason of flooding, flowage, erosion, or damage caused by water, whether surface flood or rainfall."

   b. "Drainage will remain in its natural state and will not be altered, disturbed, or obstructed other than as shown on this development plan."

2. If applicable, list the following notes and complete the blanks.

   a. "The following lots are affected by the City of Tucson Floodplain Regulations: _____." (List the lots affected by lot number.)

      In the case of one (1) lot development, substitute the words, "This project is affected by the City of Tucson Floodplain Regulations."

   b. "A floodplain use permit and/or finished floor elevation certificates are required for the following lots: _____." (List the lots affected by lot number, or in the case of a one (1) lot development, place a period after the word "required" and delete the remainder of note.)

2.2 General Notes. (Cont'd)

3. If the applications includes property with Protected Riparian Area within the 100-year floodplain shall conform to Development Standard 9-06.0 and shall include a note referencing all lots impacted, and state that the project is designed to comply with the regulation.

D. *Streets and Roads Notes.*

1. List the following note if applicable: "All new public roads within and adjacent to this project will be constructed in accordance with approved plans. Construction plans will be submitted to the City Engineer's Office for review and approval."

2. List the following note on all development plans: "No structure or vegetation shall be located or maintained so as to interfere with the sight visibility triangles in accordance with Development Standard 3-01.0."

E. *Utilities Note.* All development plans are to include the following note: "Any relocation or modification of existing utilities and/or public improvements necessitated by the proposed development will be at no expense to the public."

F. *Wastewater Management Notes.* List the following notes as appropriate.

1. If public sewers are proposed, the following notes will appear on the development plan, as applicable.

a. The following notes will be placed on all development plans.

"On-site sanitary sewers will be public and will be designed and constructed to Pima County Wastewater Management Department Standards and must be accepted and released for service by Pima County Wastewater Management prior to the issuance of sewer connection permits."

"A project Construction Permit must be secured from Pima County Wastewater Management before beginning any work on this project."

b. The following note will be placed on all development plans in instances where off-site sewer construction is required: "The required off-site public sanitary sewer line will be designed and constructed to Pima County Wastewater Management Department Standards."

2.2 General Notes. (Cont'd)

c. The following note will be placed on all development plans in instances where off-site augmentation is required: "The required off-site public sanitary sewer augmentation will be designed and constructed to Pima County Wastewater Management Department Standards."

d. The following note will be placed on all development plans if the proposed project is a commercial or industrial project: "Any wastewater discharged into the public sanitary sewerage system shall meet the requirements of Pima County Ordinance No. 1991-140, or as amended."

2. The following notes will be provided on the development plan if private sewers are proposed for construction on the property.

a. "On-site sanitary sewers will be private and will be constructed, operated, and maintained on a private basis. The location and method of connection to an existing public sanitary sewer is subject to review and approval by the Pima County Wastewater Management Department at the time of submittal of plumbing or building plans."

b. "A property owners' association will be formed to accept responsibility and liability for construction, maintenance, operation, and control of all private sewers." (This applies only if there is more than one [1] lot within the development.)

If no homeowners' association is being formed, use the following note: "Maintenance and operation of the private sanitary sewer to its point of connection to the public sanitary sewer is the responsibility of each and every property owner within this development."

3. The following note shall be placed on a development plan proposed for commercial or industrial use: "Any wastewater discharged into the public sanitary sewerage system shall meet the requirements of Pima County Ordinance No. 1991-140, as currently amended."

4. The following note will be provided if public and private sewers are proposed for construction or if public sewers are existing: "On-site sanitary sewers, except public sewers within public sewer easements or rights-of-way, will be private and will be constructed, operated, and maintained on a private basis. The location and method of connection to an existing public sanitary sewer is subject to review and approval by the Pima County Wastewater Management Department at the time of submittal of plumbing or building plans."

2.2 General Notes. (Cont'd)

5. The following note will be provided on the development plan if private disposal systems will be provided: "Sewerage disposal for lots ____ through ____ will be by private individual disposal systems. Conceptual approval by the Pima County Department of Environmental Quality for private individual disposal systems will be obtained prior to approval of the development plan." (In the case of a one [1] lot development, delete " . . . for lots ____ through ____ . . . " on the first line.)

2.3 Existing Site Conditions. The following information shall be provided on the development plan drawing to indicate the existing conditions on site and within fifty (50) feet of the site. On sites bounded by a street with a width of fifty (50) feet or greater, the existing conditions across the street will be provided.

A. Provide site boundary information, including bearing in degrees, minutes, and seconds, with basis for bearing noted, together with distances in feet, to hundredths of a foot, or other functional reference system.

B. All easements shall be drawn on the plan. The recordation information, location, width, and purpose of all easements on site will be stated. Blanket easements should be listed in the notes, together with recordation data and their proposed status. Should an easement not be in use and be proposed for vacation or have been abandoned, so indicate. However, should the easement be in conflict with any proposed building location, vacation of the easement is to occur prior to issuance of permits.

C. The following information regarding existing private or public right-of-way adjacent to or within the site shall be provided: the name, right-of-way width, recordation data, type and dimensioned width of paving, curbs, curb cuts, and sidewalks.

D. The following information regarding existing utilities shall be provided: the location and size of water wells, water pumping plants, water reservoirs, water lines, fire hydrants, sanitary and storm sewers, including the pipe diameter and the invert and rim elevations of all manholes and cleanouts; the Pima County Wastewater Management Department (PCWMD) reference number; locations of gas lines, electric and telephone lines, poles, and communications cables, on-ground junction boxes, and street lights. If water mains and sewers are not located on or adjacent to the tract, indicate the direction, distance to, and sizes of those nearest the property.

Identifying the locations of all utilities and service equipment immediately adjacent to the project is especially important in situations where pedestrian and vehicular access and circulation or landscaping can be in conflict. By knowing the location of the existing utilities, design of the project can take those elements into consideration and can help avoid expensive and time-consuming relocation of utilities, major redesign, or requests to vary regulations after commencement of construction.

2.3 Existing Site Conditions. (Cont'd)

E. Indicate the ground elevation on the site based on City of Tucson Datum (indicate City of Tucson field book number and page).

1. For land that slopes less than approximately one (1) percent, contour lines shall be drawn at intervals of not more than one (1) foot. Spot elevations shall be provided at all breaks in grade and along all drainage channels or swales and at selected points not more than one hundred (100) feet apart in all directions.

2. For land that slopes between approximately one (1) percent and five (5) percent, contour lines shall be drawn at intervals of not more than two (2) feet.

3. For land that slopes more than five (5) percent, contour line intervals shall be drawn at five (5) foot intervals. If the property is under the applicability of the Hillside Development Zone (HDZ), the contour lines are to be drawn at intervals which satisfy the specific requirements of the HDZ and Development Standards 2-12.0 and 9-04.0.

4. If applicable, protected peaks and ridges shall be delineated on the development plan.

F. Existing storm drainage facilities on and adjacent to the site will be shown.

G. Other significant conditions on the site, such as major rock outcrops, structures, fences, walls, etc., shall be shown. These elements should be indicated in a different line weight than the proposed improvements and labeled to be removed or retained.

H. Conditions on adjacent land significantly affecting the design of the project will be shown, such as the approximate direction and gradients of ground slope; character and location of adjacent development; and drainageways, arroyos, ditches, and channels, including their existing conditions.

I. Floodplain information, including the location of the 100-year flood limits for all flows of one hundred (100) cfs or more with 100-year flood water surface elevations, shall be indicated.

1. Where natural floodprone areas, such as washes, channels, drainageways, etc., exist within the development plan boundaries of the drawing, water surface contours for the 100-year flood with water surface elevations indicated must be shown and clearly labeled.

2. The linear distance between water surface contour intervals should not exceed two hundred (200) feet unless prior agreement has been made with the City Floodplain Engineer or designee.

3. A symbol identical to that used to represent the water surface contour intervals on the development plan should be included in the legend.

4. Applications where the property includes Protected Riparian Area within the 100-year floodplain shall conform to Development Standard 9-06.0.

2.4 Information on Proposed Development. The following information on the proposed project shall be shown on the drawing or added as notes.

A. Proposed land splits or existing lot lines shall be drawn on the development plan with dimensions and the identification number and approximate square footage of each lot. (Please be aware that, if land division occurs and the number of lots falls within the definition of subdivision, a subdivision plat is required.)

B. All existing zoning classifications on and adjacent to the project (including across any adjacent right-of-way) shall be indicated on the drawing with zoning boundaries clearly defined. The basis for this requirement is that some zoning requirements on a project are based on the zoning classification of adjacent property. Also, in some instances, each zone has to be taken into consideration on property that is split by two (2) or more zoning classifications, as each may have different requirements.

C. If the project is to be phased, provide calculations, setbacks, etc., to indicate that each phase complies with all requirements as a separate entity. Show and label any temporary improvements that may be needed to make the site function for each phase as one entity. If such temporary improvements are off the site of the phase under consideration, a temporary easement or other legal documentation to assure legal use of the property is required. Note recording information.

D. Proposed traffic circulation:

1. If new streets are being created, whether public or private, they shall be designed in accordance with Development Standard 3-01.0. Indicate if streets are to remain private or are to be dedicated to the public. Provide the names of any proposed streets. Include fully dimensioned street widths, curbs, sidewalks, and utility locations. Please be aware that, if a new street is created which divides the property into two (2) or more lots, a subdivision plat is required (refer to the definition of subdivision in Sec. 4.1.2 of the *LUC*).

2. Indicate if existing streets are public or private; provide street names, widths, curbs, sidewalks, and utility locations, all fully dimensioned.

3. If utilizing parking area access lanes (PAALs), they shall be designed in accordance with Sec. 3.3.0 of the *LUC* and Development Standard 3-05.0.

2.4 Information on Proposed Development. (Cont'd)

4. If the project is phased, the phase under consideration shall be designed so that later phases are assured legal access. If such access is provided through the phase under consideration, public streets are required, or access easements must be delineated and dedicated for such use. If private easements are utilized, protective covenants establishing the right of access and incorporation of future phases into this project are required.

E. Show all right-of-way dedications on or abutting the site and label. If the development plan has been prepared in conjunction with a subdivision plat or is required as a condition of approval of a review process, such as a rezoning, street dedications in accordance with the *Major Streets and Routes (MS&R) Plan* may be required by these processes.

Should there be any proposed street or alley vacation, provide this information. If vacation has occurred, include the recording information.

F. If street dedication is not required or proposed and the project site is adjacent to a Major Street or Route, draw the Major Street right-of-way lines for those streets. (Add the MS&R future sidewalk, right-of-way lines, etc.)

G. All proposed easements (utility, drainage, access, etc.) are to be dimensioned and labeled as to their purposes and whether they will be public or private.

H. In conjunction with a drainage report or statement, as applicable, prepared in accordance with the City Engineer's instructions and procedures, the following information will be indicated on the development plan. For additional information regarding drainage standards, see the City of Tucson Standards Manual for Drainage Design and Floodplain Management.

1. Show areas of detention/retention including 100-year ponding limits with water surface elevations.

2. Indicate proposed drainage solutions, such as origin, direction, and destination of flow and method of collecting and containing flow.

3. Provide locations and types of drainage structures, such as, but not limited to, drainage crossings and pipe culverts.

4. Indicate all proposed ground elevations at different points on each lot to provide reference to future grading and site drainage.

5. Verification will be provided that any drainage solutions which occur outside the boundaries of the development plan area are constructed with adjacent owners' permission. (Additional notarized documentation of that approval will be submitted with the drainage report.)

2.4 Information on Proposed Development. (Cont'd)

6. The 100-year flood limits with water surface elevations for all flows of one hundred (100) cfs or more will be drawn on the development plan.

7. Draw locations and indicate types of off-site runoff acceptance points and/or on-site runoff discharge points.

I. All applicable building setback lines, such as erosion hazard, floodplain detention/retention basins, and zoning, including sight visibility triangles, will be shown. On zoning setbacks, if the building is proposed for location at a greater distance from the property line than the required setback, show only the dimension of the distance between the building and the property line. If the setback's point of measurement is not the property line, include the distance from the property line to the point of measurement.

J. The following Pima County Wastewater Management information will be indicated on the development plan.

1. Preliminary sewer layout, including points of connection to existing sewers, proposed rim and invert elevations at all manhole locations, length and percent of grade between manholes, size of pipe, and proposed flow-thru locations, should be shown if applicable.

a. The preliminary sewer layout shall be designed so that manholes will not interfere with street survey monuments. However, survey monuments may be offset from manhole locations if so indicated on the plan.

b. Where sewers must be located in easements other than drainageways, the sewer and easement must be located entirely on one (1) lot, or a note must be added to the plan which states the following. "No permits will be issued for any structures proposed to be built within a sewer easement."

c. The minimum width of sanitary sewer easements shall be twenty (20) feet. If applicable, indicate that off-site easements will be recorded by separate instrument.

d. All sanitary sewers will be designed to provide gravity flow, if possible.

K. Show on-site pedestrian circulation as required by the *LUC* utilizing location and design criteria in Development Standard 2-08.0.

L. Show existing or proposed sidewalks along abutting right-of-way. Such sidewalks must comply with accessibility requirements for the physically disabled.

2.4 Information on Proposed Development. (Cont'd)

M. Provide, as a note, the square footage of each commercial, industrial, or business structure and the specific use proposed.

N. On the drawing, show the locations and footprints of all structures. Label the heights and dimensions.

O. Show all loading zones, fully dimensioned, and provide, as a note, the number of loading spaces required and the number provided.

P. Show all motor vehicle off-street parking spaces provided, fully dimensioned. As a note, provide calculations on the number of spaces required (include the ratio used) and the number provided, including the number of spaces required and provided for the physically disabled. The drawing should indicate parking space locations for the physically disabled. A typical parking space detail shall be provided for both standard parking spaces and those for the physically disabled. For information on parking requirements for the physically disabled, refer to the Uniform Building Code. Design criteria for parking spaces and access are located in Development Standard 3-05.0.

If any of the required parking is located off-site as permitted by the *LUC*, a drawing of that parking area is to be provided, together with the City's required parking agreement (include a copy of the lease agreement if applicable). Please remember that in these situations, if the off-site parking location is a new parking area, it must comply with all parking area requirements and must be allowed as a principal use by the zoning classification of that property. If the off-site parking area location is an existing parking lot, the parking spaces utilized for the proposed land use must be nonrequired parking for the existing use for which the parking area was established.

Q. Show, on the drawing, off-street bicycle parking locations, including materials for lighting and paving, type of security, dimensions, specific type of rack and the number of bicycles it supports, and the location and type of directional signage. When adjacent to pedestrian paths, indicate the width of clearance available for the pedestrian area. For specifics, refer to Development Standard 2-09.0. Provide, as a note, calculations on the number of bicycle spaces required and the number provided.

R. Show sight visibility triangles. On a designated MS&R street, the sight visibility triangles are based on the MS&R cross-section.

S. Indicate fire circulation, including accessibility and vehicle maneuverability.

T. Show refuse collection areas, including locations of dumpsters, screening location and materials, and vehicle maneuverability, fully dimensioned. If dumpster service is not proposed, indicate type of service. For specific information on refuse collection, refer to Development Standard 6-01.0. Refuse collection on all projects shall be designed based on that Standard, even if collection is to be contracted to a private firm. Adherence to the Standard is to assure:

- minimum safety criteria are met;
- consideration of adjacent properties;
- provision for on-site collection and maneuvering to avoid on-street traffic conflicts;
- minimum conflict with pedestrian and vehicular traffic along streets and on-site.

U. Indicate graphically, where possible, and by notes, in all other instances, compliance with conditions of rezoning.

V. Indicate location and type of postal service to assure there are no conflicts with other requirements, such as pedestrian accessibility, utilities, and landscaping.

W. Indicate the locations and types of proposed signs (wall, free-standing, pedestal) to assure there are no conflicts with other requirements and that minimal locational requirements can be met.

X. Show compliance with landscaping and screening requirements by locations, material descriptions, and dimensions. Specific plant or hardscape material shall be detailed on a landscape plan. For submittal with a development plan, a conceptual landscape plan showing typicals of proposed planting areas is sufficient. A detailed landscape plan is required at the time of application for permits. For more specific information, refer to Development Standard 2-07.0.

Y. Applications where the property includes Protected Riparian Area within the 100-year floodplain shall conform to Development Standard 9-06.0.

2-05.3.0 DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS. All development plan applications and required documents requiring CDRC review are submitted to DSD which is the review coordinating agency for the City.

3.1 Application Packet. The following documents, plans, and reports are submitted for review by the CDRC. Blueline prints are submitted, folded to an 8½" x 11" format as shown in ***Exhibit I***.

A. Submit the completed CDRC application form issued by DSD.

B. Submit thirty (30) blueline prints of the development plan.

C. Submit eight (8) blueline prints of the concept landscape plan. The plan should contain the name of the design professional who prepared the concept plan.

D. Submit eight (8) copies of the native plant preservation plan/report.

E. Submit two (2) copies of a drainage report or statement prepared and stamped by an engineer registered in the State of Arizona as required by Floodplain Regulations.

F. If the development plan has been prepared to show conversion of existing development to or from a condominium, submit five (5) copies of the approved building permit site plan sheet (with approval signatures affixed).

G. Submit review fees in accordance with Development Standard 1-05.0.

H. Submit any additional documentation required as the result of a rezoning case, area plan, neighborhood plan, or Planned Area Development (PAD) zone, such as notice to the neighborhood, grading plan, or other material.

I. If the proposed project is planned as a Residential Cluster Project (RCP) or is within an overlay zone, such as the Hillside Development Zone (HDZ) or the Environmental Resource Zone (ERZ), refer to Development Standards 2-10.0, 2-12.0, or 2-13.0, respectively, as applicable, for any additional documentation.

J. If the project is subject to the Watercourse Amenities, Safety, and Habitat (WASH) Ordinance, Sec. 29-12 through 29-19 of the Tucson Code, submit three (3) copies of the required documentation for review by the City Engineer's Office and the Zoning Review Section at DSD and for the DSD record file.

K. Copies of any special letters of approval applying to the property, such as, but not limited to, Board of Adjustment (B/A) variances, Lot Development Options (LDOs), Project Design Options (PDOs), Scenic Corridor Zone (SCZ) review, or temporary use permits.

L. Applications where the property includes Protected Riparian Area within the 100-year floodplain shall conform to Development Standard 9-06.0.

3.2 Related Reviews. In addition to the development plan process, a project may require review for other types of approvals. The applications for those processes are submitted to the appropriate Department for review and approval. These related reviews can be applied for so that review can occur concurrently with the development plan application. However, it must be understood that, should the related application be approved subject to conditions or denied, this may affect the development plan.

A. A report which includes the proposed solution for any land with unusual topography, soils, or other geographic hazards to life, health, or property shall be prepared to the City Engineer's specifications and will be submitted to the City Engineer's Office.

B. Construction plans for all public sanitary sewers will be submitted to Wastewater Management prior to approval.

C. A basin study will be submitted to Wastewater Management in cases where future upstream or downstream development will occur or when required as a condition of rezoning.

D. Any additional documentation or information required as the result of a condition of rezoning will be provided. Such additional documentation or information may include a grading plan, as required by the Engineering Division, or a traffic study, as required by Traffic Engineering. Refer to the rezoning conditions applicable to the site for specific requirements.

E. Applications for street, alley, or easement abandonment are to be made to the Real Estate Division of the Department of Transportation.

F. Applications for variances (Board of Adjustment) or modifications (Lot Development Options or Project Design Options) of zoning regulations are submitted to the Planning Department. Requests for modifications of Development Standard requirements are submitted to DSD. These applications can be submitted concurrently with the development plan application.

G. Should the proposed project be subject to review for overlay zone requirements, such as a Scenic Corridor Zone (SCZ), a Historic Preservation Zone (HPZ), or the Environmental Resource Zone (ERZ), a separate application is required for that special review. The application package for HPZ review is submitted to the Planning Department, and the application package for SCZ and ERZ review is submitted to the Zoning Review Section at DSD. The application for the overlay zone may be submitted simultaneously with the development plan application to DSD so that concurrent review can occur.

H. Any Development Standards Modification Requests (DSMRs) related to the development plan should be submitted together with the development plan to DSD so that the request can be reviewed at the same time.

I. Applications where the property includes Protected Riparian Area within the 100-year floodplain shall conform to Development Standard 9-06.0.

2-05.4.0 DEVELOPMENT PLAN REVIEW PROCESS.

4.1 Preapplication Conference. Preapplication conferences are held once a week, and prospective applicants are invited to attend. The conference is not mandatory, and fees are not required. The preapplication conference is designed to assist the developer by providing as much information as possible regarding City regulations and how they may affect the proposed design. Review is on a conceptual basis; therefore, comments made at this meeting are advisory and do not constitute any type of approval of the project.

4.2 Application. Development plan applications, in compliance with Sec. 2-05.3.1 of this Standard, are submitted to DSD, which coordinates CDRC review.

4.2 Application. (Cont'd)

Incomplete submittals are generally not accepted for review. However, should an incomplete submittal be accepted for review, the applicant should be aware that, because of a lack of information, the review will take longer since comments cannot be finalized until after the resubmittal when the required information is provided.

4.3 CDRC Review. After acceptance of the development plan submittal, the documents are distributed to the CDRC members for review and comment. The plan is scheduled on a CDRC meeting agenda to give the applicant and consultant, together with the CDRC members, an opportunity to discuss all review comments. CDRC comments are made available to the applicant at least one (1) day prior to the CDRC meeting. Each agency's response shall indicate whether or not a resubmittal is required. The meeting is scheduled for the convenience of the applicant; at this meeting, the CDRC members are available at one location should clarification of any CDRC comments be required. However, since the meeting is specifically arranged to provide assistance to the applicant, the applicant may waive the need for such a meeting if DSD is notified.

The CDRC reviews the development plan in accordance with Development Standard 1-03.0 and for compliance with any special Mayor and Council conditions.

4.4 CDRC Response Letter. Following the CDRC meeting, an official response letter is sent to the applicant detailing the number of copies of the plan to be resubmitted, should a resubmittal be required, in addition to further information, documentation, or other items needed to complete the development plan review.

4.5 Applicant Resubmittal. Should a resubmittal be required to address CDRC comments, the applicant shall submit a detailed letter of explanation with the resubmittal packet. The letter will address each comment as presented in the CDRC response letter and report revisions made to the plan or documents arising from those comments. Sufficient copies of the letter will be included in the resubmittal to attach to each blueline print submitted.

Any revisions made in addition to those requested in the CDRC response letter must be specifically addressed. Staff can accomplish its review in a more timely manner if advised where and how the revisions were made.

4.6 CDRC Review of Resubmittal. DSD, upon receipt of the resubmittal, distributes the documents for CDRC review. A CDRC meeting to discuss the resubmittal will not be scheduled unless specifically requested by the applicant. Unless there are major revisions affecting the design of the project or there is new documentation or pertinent information, previously not submitted, included in the revision packet, the resubmittal review time will be seven (7) working days in length.

2-05.5.0 DEVELOPMENT PLAN APPROVAL.

5.1 Development Plan Approval. Development plans are approved by the DSD Director or designee. When all CDRC reviewing agencies have recommended approval of the development plan and DSD has verified that all related reviews in accordance with Sec. 2-05.3.2 of this Standard have been completed and the requests considered under those reviews have been approved, the following documents are to be submitted to DSD. The documentation should be fully revised to reflect all CDRC comments which were the basis for the CDRC recommended approval.

A. One (1) double matte, reverse-reading mylar of the development plan as approved, submitted rolled.

B. Seven (7) blueline prints of the development plan, folded to an 8½" x 11" format as shown in ***Exhibit I***.

C. One (1) positive-reading sepia of the development plan, submitted rolled.

D. One (1) double matte, reverse-reading mylar of the landscape plan, submitted rolled.

E. Seven (7) blueline prints of the concept landscape plan, folded to the 8½" x 11" format as shown in ***Exhibit I***.

F. One (1) positive-reading sepia of the concept landscape plan, submitted rolled.

5.2 Development Plan Sign-Off. When DSD has received the required documents and has verified that all required changes or additions required by CDRC members have been made, a memorandum is prepared certifying that the development plan has been approved by the CDRC and that all related reviews have been completed and the requests considered under those reviews have been approved. The memorandum will detail how the Mayor and Council conditions of approval were met.

The memorandum and a copy of the CDRC approved development plan are forwarded to the Planning Department. The Planning Department then drafts the rezoning ordinance and communication and schedules for Mayor and Council consideration. The DSD Director or designee shall sign the development plan as approved when the rezoning ordinance has been adopted and has become effective, which is thirty (30) days after the adoption, and after the ordinance is made available to the public by the City Clerk's Office.

Development plans required by annexation ordinance or a subdivision block plat where the zoning is in place will not require the thirty (30) day period. The DSD Director or designee shall sign the development plan when approved.

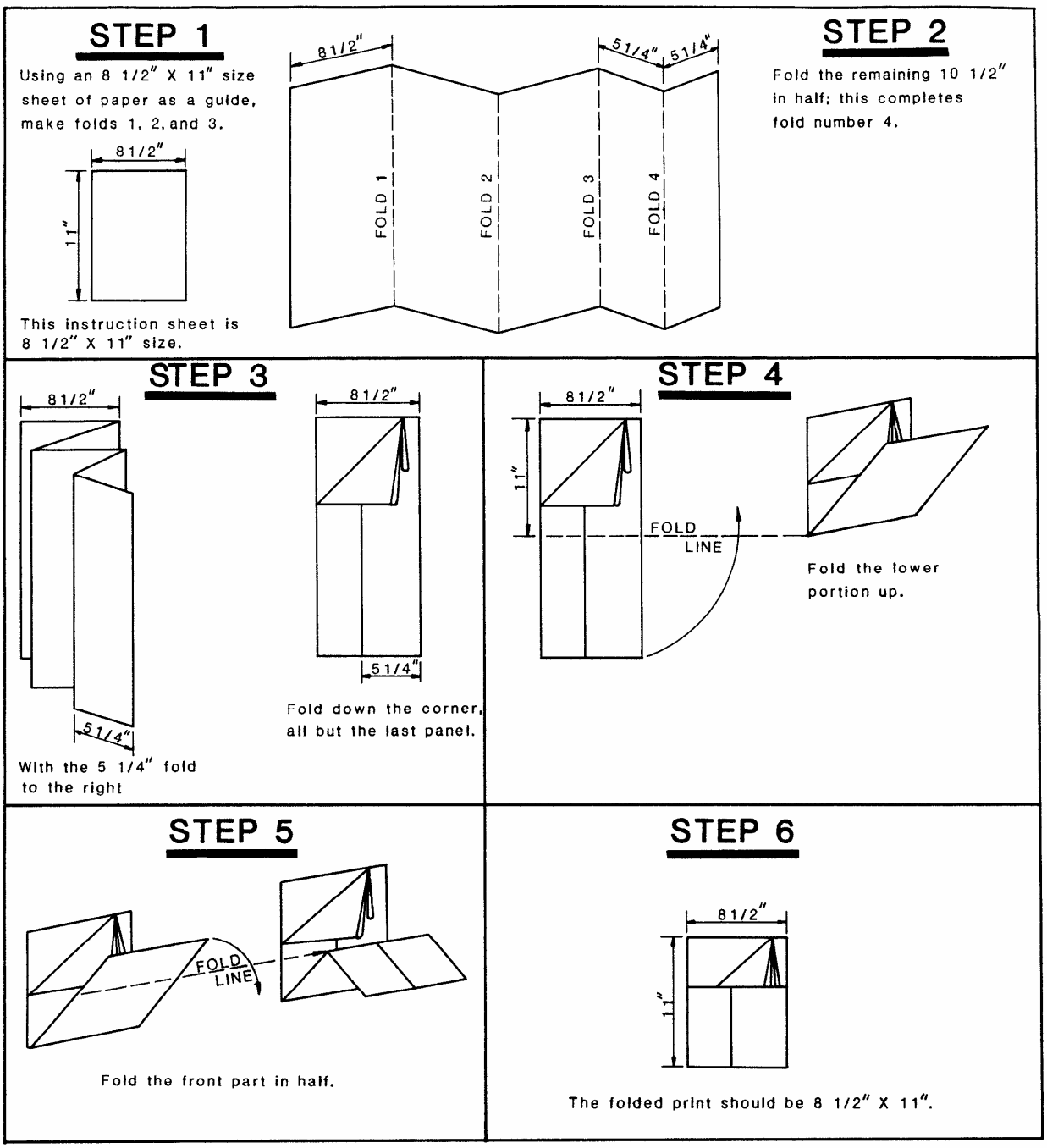
Once the submitted documents are signed as approved by the DSD Director or a designated representative, they will be distributed to the applicant and appropriate agencies.

5.3 Mayor/Council Action. If the development plan is a requirement of a rezoning case, refer to Development Standard 1-07.0 for information on finalizing the rezoning request which can be done various ways.

A. The standard rezoning process requires that a development plan be approved through the CDRC process after the rezoning request has been authorized by Mayor and Council for an ordinance but prior to Mayor and Council consideration for adoption of such ordinance. In this process, the Planning Department, upon notification of approval of the development plan by the DSD Director, transmits the rezoning ordinance to the City Manager's Office for scheduling on the next available Mayor and Council agenda.

Should the rezoning ordinance be adopted, building permits, grading permits, occupancy, or approval of any improvements related to the rezoning case can be issued no sooner than thirty (30) days from the date of ordinance adoption, in accordance with state law.

B. Alternative processes allow adoption of a rezoning ordinance by the Mayor and Council, subject to a development plan being approved through the CDRC process, prior to application for building permits. This alternative requires detailed, up-front engineering and design work prior to the rezoning public hearing to assure that the development, as proposed, is physically viable prior to the Mayor and Council's concurrence to proceed.


STEP 1
Using an 8 1/2" X 11" size sheet of paper as a guide, make folds 1, 2, and 3.
8 1/2"
11"
This instruction sheet is 8 1/2" X 11" size.
8 1/2"
5 1/4"
5 1/4"
FOLD 1
FOLD 2
FOLD 3
FOLD 4
STEP 2
Fold the remaining 10 1/2" in half; this completes fold number 4.
STEP 3
8 1/2"
5 1/4"
With the 5 1/4" fold to the right
8 1/2"
5 1/4"
Fold down the corner, all but the last panel.
STEP 4
8 1/2"
11"
FOLD LINE
Fold the lower portion up.
STEP 5
FOLD LINE
Fold the front part in half.
STEP 6
8 1/2"
11"
The folded print should be 8 1/2" X 11".

LANDSCAPING AND SCREENING STANDARDS

2-06.1.0 GENERAL
2-06.2.0 DESIGN METHODS
2-06.3.0 LANDSCAPE REQUIREMENTS
2-06.4.0 RESERVED
2-06.5.0 WATER CONSERVATION AND IRRIGATION STANDARDS
2-06.6.0 MAINTENANCE STANDARDS
2-06.7.0 SCENIC CORRIDOR ZONE (SCZ)
2-06.8.0 LIST OF FIGURES

2-06.0.0 LANDSCAPING AND SCREENING STANDARDS.

2-06.1.0 GENERAL.

1.1 Purpose. This Standard is established to assure that proper techniques and materials are used in developing landscape plans and proposals in compliance with the Tucson *Land Use Code (LUC)*, Sec. 3.7.0, Landscaping and Screening Regulations.

1.2 Definitions. Definitions used in this Standard are found in the Development Standards Glossary or Sec. 6.2.0 of the *LUC*.

2-06.2.0 DESIGN METHODS.

2.1 Site Layout. Contained in Sec. 3.7.0 of the *LUC*, Landscaping and Screening Regulations, are areas of required landscaping that may affect site layout and design. Site landscaping and screening can also support or deter criminal activity. To assist in the creation of landscapes which foster crime prevention, Crime Prevention Through Environmental Design (CPTED) concepts have been incorporated into this Standard. In order to organize the design process as efficiently as possible, it is best to consider the broad parameters which affect the site as a whole before proceeding to the detailed site design decisions.

2.2 Design. The designer should include the following elements in this order:

A. Determine the intended use(s) of the project site and landscaped areas.

B. Determine neighborhood or area plan applicability and design requirements, should the site fall within a plan area.

C. Determine whether the *LUC* or other sections of the Tucson Code have any special zones or regulations which apply to the site. If there are, determine what compliance measures are necessary. Special zones include the Environmental Resource Zone (ERZ), the Hillside Development Zone (HDZ), or the areas included within the Watercourse Amenities, Safety, and Habitat (WASH) ordinance.

2.2 Design. (Cont'd)

D. Determine Scenic Corridor Zone (SCZ) and Major Streets and Routes (MS&R) Zone design requirements, if applicable.

E. Determine whether or not development of the property is subject to a rezoning. If the property is involved in a rezoning, check to see if there were conditions placed on the approval that may affect the design.

F. Determine whether or not native vegetation is to be preserved in place. To avoid having the preservation area destroyed during construction, a highly visible fence or, at a minimum, a highly visible rope should be placed surrounding the area (refer to ***Figure 1***).

G. Determine landscape border and screening requirements in conjunction with the proposed location of the building, improvements, and circulation pattern.

H. If an oasis area is proposed for the project, calculate the oasis allowance including the turf and water feature elements.

I. Determine the number and placement of trees and/or accompanying square footage of paved areas for the vehicular use areas, based on the method chosen for tree requirements.

J. Determine where the proposed/existing outdoor, overhead lighting will be/is located. Design the placement of trees in coordination with the lights, so that the trees, at maturity, do not diminish the purpose of the lights. Conflicts such as this could result in the elimination or the extensive trimming of trees.

K. Develop a detailed planting and irrigation plan for plant material selection and placement, screening, water requirements, and other design elements as required by Sec. 3.7.0 of the *LUC* and this Development Standard which supports the intended use of the project site and landscaped areas. Guidelines for implementing CPTED concepts in landscape design are provided in Sec. 2-06.3.6.

L. Develop an irrigation system complying with Sec. 3.7.0 of the *LUC* and this Development Standard. An irrigation plan is required with the landscape plan when applying for permits.

M. Determine if any street right-of-way will be landscaped as part of the project. Landscaping within the right-of-way requires approval from the City Engineer's Office. There is no fee for landscaping City right-of-way.

However, if the landscaping design includes placement of screen wall, fencing, parking, or other similar improvements within the right-of-way, application for a Temporary Revocable Easement (TRE) with the City's Real Estate Division is required. If such use is approved, an annual fee is charged.

2-06.3.0 LANDSCAPE REQUIREMENTS.

3.1 Plant Material (Vegetation).

A. Plant selection for landscaping is from the Drought Tolerant Plant List in Development Standard 2-16.0. Exceptions: Oasis allowance area and Scenic Corridor Zone.

B. Plant selection for landscaping within public right-of-way is from the Drought Tolerant Plant List in Development Standard 2-16.0, except along a Scenic Corridor Zone.

C. Oasis areas may be landscaped with nondrought tolerant vegetation, including turf. Refer to Sec. 2-06.3.2.

D. Scenic Corridor Zone plant selection is to include native plant material in addition to plants from the Drought Tolerant Plant List. For specifics, see Sec. 2-06.7.0.

E. The types of seeds used for reseeding after grading and for revegetation are to be selected from the seed list in Development Standard 2-16.0. Seeding programs may be utilized in all areas except to comply with the canopy tree requirements or with the fifty (50) percent vegetative coverage in landscape borders.

F. Turf is permitted only in the oasis area.

G. Healthy trees and shrubs existing on a site are encouraged to be preserved in place, especially if drought tolerant. Vegetative ground covers are required to be drought tolerant and listed on the Drought Tolerant Plant List in Development Standard 2-16.0.

H. Plant materials proposed for locations subject to maximum heights and/or minimum canopy heights shall be capable of being maintained as required without adversely affecting the health of the plant materials.

3.2 Oasis Allowance.

A. An oasis area is not required but is permitted. The oasis allowance does not have to be calculated unless an oasis area is proposed. The amount of oasis area landscaping, as permitted by Sec. 3.7.2.2 of the *LUC*, is calculated by multiplying the net site area (the site area after dedication or public acquisitions of drainageways and rights-of-way) by a factor according to the use.

1. *Multifamily Uses:* There are three methods by which the oasis area can be calculated; by an amount equal to either five (5) percent of the net site area, eight (8) percent of the required open space, or one hundred (100) square feet per dwelling unit. The greater amount calculated by any of these methods is the maximum permitted (see ***Figure 2***).

3.2 Oasis Allowance. (Cont'd)

Example using net site area:

Net site area	143,748	sq. ft.
(multiplier)	.05	% factor
OASIS AREA =	7,187.4	sq. ft.

Example using open space:

Open space per unit	500	sq. ft.
(multiplier)	120	no. of units
Open space required	60,000	sq. ft.
(multiplier)	.08	% oasis
OASIS AREA =	4,800	sq. ft.

Example using 100 sq. ft. per unit:

Oasis area per unit	100	sq. ft.
(multiplier)	120	no. of units
OASIS AREA =	12,000	sq. ft.

2. *All Other Uses:* In all other situations (other than multifamily development), the oasis area is calculated by multiplying the net site area by two and one-half (2½) percent (see ***Figure 3***).

Example:

Site area	43,560	sq. ft.
(multiplier)	.025	%
OASIS AREA =	1,089	sq. ft.

B. The following factors will be considered to determine the location of the oasis area.

1. The oasis is placed on the site near main buildings or assembly areas where pedestrian activities are designed to occur or in an active use area.

2. The oasis is designed for optimum exposure to on-site users.

3. The oasis is designed as part of an area of repose, such as a seating, assembly, rest, dining, or employee break area, or it is designed to enhance a main pedestrian entryway.

4. The oasis is located in an area of relatively low evaporation potential from wind and heat.

3.2 Oasis Allowance. (Cont'd)

5. The oasis is located in an area of common recreation and patio facilities in multifamily development.

6. The water harvesting system or storm water runoff design on the site is integrated with the oasis.

7. Sec. 3.7.2.2.C of the *LUC* allows a portion of the oasis area to be located within the street landscape border, provided:

   a. The amount of oasis area does not exceed five (5) percent of the street landscape border area; and

   b. The oasis area within the street landscape border is restricted to bedding plants; and

   c. The bedding plants are not placed within the street right-of-way as per Sec. 2-06.3.1.

3.3 Vehicular Use Areas. Landscaping within vehicular use areas as required by Sec. 3.7.2.3 of the *LUC* will be designed and landscaped to the following standards.

A. As per Sec. 3.7.2.3 of the *LUC*, canopy trees are required within the vehicular use area at a ratio of one (1) tree for every fifteen (15) parking spaces or fraction thereof. The trees must be evenly distributed throughout the vehicular use area.

Where a landscape border or other landscape area abuts the vehicular use area, canopy trees within those landscape areas may count toward the vehicular use area canopy tree requirement, provided:

1. The trees are planted within ten (10) feet of the vehicular use area; and

2. The number of canopy trees that are provided within the vehicular use area is not reduced by more than fifty (50) percent of the amount required; and

3. There is a minimum of one (1) canopy tree provided within the vehicular use area.

Example: A project with seventy-five (75) parking spaces is required to have five (5) canopy trees within the vehicular use area. In addition, there are two (2) trees being provided within the landscape border surrounding the vehicular use area. The two (2) trees in the landscape border also count toward the required five (5) in the vehicular use area. This means only three (3) trees need to be planted in the vehicular use area.

3.3 Vehicular Use Areas. (Cont'd)

B. As an option to the ratio of one (1) tree for every fifteen (15) parking spaces, canopy trees can be provided by one (1) of the following two (2) methods:

Option 1. Canopy trees can be provided so that no parking space is farther than thirty (30) feet from the trunk of a tree (see ***Figure 4***). Trees adjacent to and within ten (10) feet of the vehicular use area can also be used from which to measure the thirty (30) feet.

Option 2. The project can be designed so that the shade pattern caused by trees and buildings covers at least fifty (50) percent of the vehicular use area. The amount of shade available on June 21 is calculated between the hours of 9:20 a.m. and 3:20 p.m., Mountain Standard Time. (This is the same as 9:00 a.m. to 3:00 p.m. using Solar Time.)

C. For each tree required by the *LUC*, a planter area with a minimum unpaved area of thirty-four (34) square feet and a four (4) foot minimum width is required.

1. The measurement is always within the planter area and does not include any material which defines the outer edge of the unpaved area.

2. The unpaved area may be covered with a permeable material or with grillwork, but air and moisture must be able to penetrate the soil.

3. Inert or vegetative ground cover is used in planter areas not otherwise occupied by trees, shrubs, or grillwork.

D. Canopy trees planted within and adjacent to vehicular use areas should be planted in a manner which will afford the greatest amount of shade to the paved areas.

E. Parking spaces may be designed so that the front of a vehicle overhangs into planter areas that are within a vehicular use area but cannot overhang into the street landscape border. When planted within the vehicular use area, trees should be located at the edge and between vehicle spaces, such as the common corner of four (4) perpendicular spaces that face each other (see ***Figure 5***).

1. The maximum amount of overhang is the same measurement as the parking space wheel stop location, as permitted in Development Standard 3-05.0.

2. The planter area must have a raised border four (4) inches high to prohibit the tires of the vehicle from encroaching onto the planter. Standard wheel barriers are acceptable but not encouraged, as they can be easily moved and could allow damage to the tree.

3.3 Vehicular Use Areas. (Cont'd)

3. Only trees with single trunks are to be planted within these planters. Trees with multiple trunks need wider areas of growth and interfere with the vehicle.

F. In development where it is necessary to bring the existing vehicular use areas into conformance with these regulations, gaps are allowed in the tree coverage requirement of even distribution, provided that at least the minimum required number of trees is placed within or adjacent to the vehicular use area with coverage which is as uniform as possible. Canopy trees adjacent to the vehicular use area may count toward meeting this requirement, provided the trees meet the criteria listed in Sec. 2-06.3.3.A.

3.4 Landscape Borders. There are two (2) types of landscape borders, a street landscape border and an interior landscape border.

Street landscape borders are required on all projects except those fronting on a Scenic Route or unless specifically exempted. Interior landscape borders are required only when indicated in Table 3.7.2-I of the Landscaping and Screening Regulations, Sec. 3.7.2.4, of the *LUC*. For requirements along street frontages on Scenic Routes, refer to Sec. 2-06.7.0 of this Standard.

A. Existing drought tolerant vegetation on adjacent sites should be considered in design to prevent abrupt changes in plant types and to maintain a visual continuity along street frontages.

B. Covered parking canopies or other structural canopies, such as those used in service stations, may not overhang into street landscape borders. This is in order to avoid conflicts between the structures and crowns of trees.

C. A street landscape border, Sec. 3.7.2.4 of the *LUC*, is a landscape area with a minimum width of ten (10) feet, running the full length of the street property line bounding the site except for points of ingress-egress.

1. *Minimum Width.* The street landscape border minimum width is ten (10) feet. It is to be located on site and measured from the street property line. On streets designated as Major Streets and Routes (MS&R), the street landscape border is measured from the MS&R right-of-way line. For information on the location of the MS&R right-of-way line, refer to Sec. 2.8.3.4 of the *LUC*.

There are situations where the *LUC* allows up to five (5) feet of the required ten (10) feet of landscaping to be located within the right-of-way. The required landscaping may be located within the right-of-way only if there are no utilities within the same area, the required landscaping area is extended only to the back of sidewalk, and the City Engineer's Office approves such use in the right-of-way.

3.4 Landscape Borders. (Cont'd)

On MS&R streets, the back of sidewalk is the standard sidewalk location based on the MS&R cross-section for the designated width. According to City Engineering standards, this would place the back of sidewalk seven and one-half (7½) feet from the face of roadway curb, unless there is a specific City Engineering plan indicating a different location. The MS&R cross-sections are listed in the *Major Streets and Routes (MS&R) Plan*.

2. *Maximum Width.* In situations where the street landscape border is wider than the minimum ten (10) foot requirement, the landscape border width needs to be determined for the purposes of calculating the fifty (50) percent vegetative coverage requirement, Sec. 3.7.2.4 of the *LUC*. The width is that area between the required screen and the property line, unless there is encroachment into the right-of-way as per Sec. 2-06.3.4.C.1.

D. Within the street landscape border, the required landscape elements include the following.

1. Canopy trees are to be provided in number equal to or greater than an average of one (1) per thirty-three (33) feet, excluding the access points, of the site frontage length, with a minimum of one (1) tree per site.

2. Fifty (50) percent or more of the street landscape border area must have shrubs and vegetative ground cover to comply with the coverage requirement of Sec. 3.7.2.4 of the *LUC* and Sec. 2-06.3.5 of this Standard.

3. Inorganic ground cover is to comply with the dust control measures of Sec. 3.7.2.7 of the *LUC*.

E. An interior landscape border is a buffer area located along common property lines between two (2) land uses and is required in specific situations per Table 3.7.2-I of the Landscaping and Screening Regulations, Sec. 3.7.2.4 of the *LUC*. The only landscape elements required within the interior landscape border are canopy trees (Sec. 3.7.2.4 of the *LUC*) (see ***Figure 6***).

1. The canopy trees are to be provided in number equal to or greater than an average of one (1) per thirty-three (33) feet of property line length.

2. Trees are to be planted within ten (10) feet of the property line.

3. Inorganic ground cover is to comply with the dust control measures of Sec. 3.7.2.7 of the *LUC*.

F. Under certain circumstances (refer to Sec. 3.7.2.4 of the *LUC*), the interior landscape border may be eliminated if an equivalent number of canopy trees is installed elsewhere within the vehicular use area.

3.5 Plant Size, Location, and Spacing. Required plant characteristics and planting standards for various landscape applications are as follows.

A. When vegetation is used to satisfy a screen requirement, the size of the plant material specified will be five (5) gallon minimum and be of a type that will maintain an opaque screen year round.

Screen planting can be aligned, clustered, or unevenly spaced to provide interest as long as the plants provide a continuous screen, at maturity (see ***Figure 7***).

Because screens are to be opaque, plant growth in width, at maturity, is essential for vegetation to be acceptable as a screen. Therefore, when vegetation is proposed for screening purposes, an appropriate width of planter area must be provided in addition to the width of the landscape border for the plants to work as intended. The width of the screen is based on the growth pattern of the plant material chosen. For example, if Nerium oleander is specified, the minimum width that will have to be available is six (6) feet, as that plant grows as wide as it does high. The thickness of the plant is necessary for the required opaqueness to be acceptable as a screen.

B. For the calculation of plant growth coverage, two (2) years' growth will be used as a base for shrubs and ground covers. Ten (10) years' growth will be used for trees.

If the requirement is for a certain size area of landscaping or for a purpose such as dust control, the plant materials used must be installed with the appropriate spacing and must cover more than fifty (50) percent of the area with vegetation. Indicate "on center" (o.c.) planting requirements for all ground cover.

C. Trees that are located in areas of required landscaping will be a minimum fifteen (15) gallon container size and meet the minimum plant size standards for the Arizona Nursery Association Grower's Committee. Palms will have a minimum trunk height of five (5) feet from soil line to the bottom of the crown.

D. The spacing of trees in the landscape borders must be adjusted to allow solar access to existing solar collectors on adjoining property and to prevent conflict with utility wires and easements (see ***Figure 8***).

E. Trees planted near sidewalks or curbs will be planted at a sufficient distance from the structural improvement to prevent pavement upheaval or soil settling. Where the distance is not available or where the design places the trees closer to the improvement, suitable barriers to the root system to mitigate pavement upheaval or soil settling will be installed with the landscaping. If the trees are in the public right-of-way, the root barriers must be approved by the City Engineer or designee.

3.5 Plant Size, Location, and Spacing. (Cont'd)

F. Shrubs in areas of required landscaping other than for opaque screening will be a minimum one (1) gallon container size, with twenty (20) percent of the required number to be five (5) gallon container size or larger.

G. Ground cover in areas of required landscaping may be one (1) gallon container size or in flats if the watering techniques allow.

H. Trees are to be planted an appropriate distance from refuse dumpster locations and loading spaces so that the tree canopy, at maturity, does not obstruct service.

I. Use of high pollen-producing plants will be kept to a minimum on the site. These plant materials, when used, should not be concentrated in any one location. Pima County health ordinances regulating the use, maintenance, and sale of specific plant species, such as bermuda grass, mulberry trees, and olive trees, also apply in the City of Tucson.

J. Landscape designs for developments that are projected for construction and occupancy during the winter months are to avoid using frost-sensitive vegetative ground cover. If it cannot be avoided, planting schedules should be discussed with the Development Services Department (DSD) to establish conditions of occupancy. Landscaping regulations require final inspection of landscaping prior to occupancy.

3.6 Crime Prevention Landscaping Guidelines. The positioning, location, and type of plant material, screening, and other landscape elements should allow for natural surveillance of the outdoor spaces from within buildings, from outdoor locations on-site, and from adjacent buildings, sites, and rights-of-way. Landscaping and screening should complement efforts to define public, semipublic, and private spaces. Security is enhanced when entrances to and exits from buildings or open spaces around buildings, including pedestrian walkways, are open and in view of the surrounding neighboring or adjacent sites. The more open the view of a space is the less likely that space will be used for commission of a crime.

A. Encourage the utilization of curbs, sidewalks, and landscaped trails to define public, semipublic, and private areas.

B. Define property owner/occupant areas of influence through the use of design elements, such as walls, fences, changes in level or grade, lights, color, or change in paving texture.

C. To allow maximum visibility and surveillance of the development, utilize screening which is no higher than required by this Standard unless high enough to create an effective barrier to entry.

3.6 Crime Prevention Landscaping Guidelines. (Cont'd)

D. In areas adjacent to doors and windows, select plant material of such height to retain visibility of building openings from the street or from other development (e.g., less than thirty [30] inches or with a greater than six [6] foot space between the ground and the canopy).

E. Shrubs and ground cover located within four (4) feet of the edge of a walkway shall not exceed thirty (30) inches in height, except where other requirements call for a greater height. An effort should be made to avoid a design requiring a greater height. Trees located less than twelve (12) feet from the edge of a walkway shall be trimmed to a minimum six (6) foot canopy height. (See ***Figure 9***.)

Use of barrier plants (see ***Figure 10***) in areas adjacent to walkways is recommended with consideration for pedestrian safety in compliance with Sec. 2-06.3.8.

F. River rock shall not be used in landscaping located adjacent to parking lots.

G. Unless adjacent to a pedestrian path, barrier plants shall be planted below and extending at least twelve (12) inches beyond each side of windows. Plant materials in this area shall be no higher than the sill height of the window.

3.7 Screening Standards. The screening requirement is in addition to the landscape requirements. The use of vegetation to satisfy the screen requirement is allowed only to provide for alternative treatment and is not in any way meant to imply that the vegetative screen can also be used to meet the landscape requirement. In the following discussions, the word "screen" includes all types of screens (walls, fences, earth berms, hedges, etc.), unless a particular type of screen material is specifically identified. When applied to a vegetative screen, the height is based on growth, at maturity.

A. Height of screens is measured in the following manner.

1. The height of screening material adjacent to property lines is measured on the project side of the screen, at finish grade (see ***Figure 11***).

2. The height of screening material necessary for certain uses, such as mechanical installations, is measured from the highest point of the element being screened, up to a maximum of six (6) feet, if the screen is free standing or as allowed by the Uniform Building Code if attached to the primary building (see ***Figure 11***).

3.7 Screening Standards. (Cont'd)

B. Screen Location Along Street Frontages.

1. Screens with a height greater than thirty (30) inches cannot be located within the sight visibility triangle (SVT) required by Development Standard 3-01.0. This means that, if a screen is between thirty (30) inches and six (6) feet in height and encroaches into the SVT, the screen must be located outside the SVT area.

2. Screens, whether required or not, are to be located on the development side of the street landscape border so that the landscaping is visible from the street.

3. Screens may be located any distance from the property line as long as the street landscape border is between the screen and the street property line and the screen does not interfere with the SVT.

4. A building can serve as the required screen along a street if only landscaping is proposed between the building and the street property line.

5. Screens are allowed by Code to encroach into or be located within the minimum width required for the street landscape border under the following conditions.

   This flexibility is available to provide design alternatives to the monotony of a linear treatment to a screen and is not intended as a method of reducing the amount of required landscaping.

   a. The minimum width provided for the street landscape border is ten (10) feet.

   b. Vegetative screens can encroach three (3) feet into the street landscape border. If the growing characteristics of selected plant material, at maturity, are of a width greater than three (3) feet, the plant location will be moved farther away from the street property line to allow for the growth.

      For example, Nerium oleander grows as wide as it grows high. These plants grow anywhere from six (6) to twenty (20) feet in height. If oleanders were used for the screen, the plants would have to be planted a minimum two (2) feet outside the street landscape border so that the growth, in width, of the plant does not encroach more than the allowed three (3) feet. This example assumes the plant reaches eight (8) feet in width within the two (2) year growth period. With this type of plant, the street landscape border, including the screen, would be a minimum of fifteen (15) feet wide (see ***Figure 7***).

3.7 Screening Standards. (Cont'd)

c. Screens of nonplant material may encroach up to three (3) feet into the street landscape border, depending on the architectural treatment in the placement of the screen (see ***Figure 12***).

If the screen is constructed in a linear pattern, then the screen can encroach only the width of the material used. If the material is eight (8) inches wide, the screen encroachment is limited to that width.

If the screen is constructed with offsets, curving walls, or other similar treatment that would break up a linear pattern, then the screen can encroach up to three (3) feet into the street landscape border with the offsets. The following apply to encroachments:

1) That part of the offset or curve farthest away from the property line will be placed no closer to the property line than the rear (development side) of the landscape border, allowing for the width of the screening material; and

2) Within the encroachment width of the offset or curve, there should be more than seventy-five (75) percent of that landscaped area on the street side of the screen; and

3) Those portions of the required street landscape border lying on either side of the screen are landscaped as required (see ***Figure 12***).

d. When screening is accomplished with berms, the highest point of the berms must be on site and no closer than one (1) foot from the property line or the MS&R right-of-way line, whichever is more strict.

The one (1) foot distance from the property line on the location of the berm crest is a minimum. In most cases, it will be greater than one (1) foot unless there is excess right-of-way, and the City Engineer's Office allows the berm to occur within the right-of-way area.

The slope of the earth berm will not exceed one (1) foot of rise for every three (3) feet of distance. This is applicable on all slopes. At this ratio, a minimum of nine (9) feet in distance (the width of the border) is needed to achieve a height of three (3) feet for only one (1) side of the berm.

3.7 Screening Standards. (Cont'd)

If berms are used in conjunction with vegetation or a retaining wall to achieve the screen, the vegetation or wall still has to occur at the area of the landscape border farthest away from the property line as per Sec. 2-06.3.7.B.5.b.

Bermed areas, front and back sides, must be landscaped to comply with minimum requirements when located within the street landscape border area. Vegetation also minimizes erosion.

If the toe of the berm slope abuts a sidewalk or pedestrian area, design precautions must be implemented to prevent water from washing debris, dirt, rocks, etc., onto the sidewalk or eroding the pedestrian path.

The ordinance requires the thirty (30) inch screen across the entire frontage, except at points of ingress-egress. When berms are used, design solutions are to be provided accomplishing screening requirements if the berm cannot satisfy the requirements (i.e., at the ends where the berm slopes or if the berm is cut to place a tree).

C. Screen Location Along Interior Property Lines.

The location of required screens along interior property lines is the property line. There is no specified location for screens if they are not required.

In situations where a utility or drainage easement runs along a property line and the width of easement lying within a site is not used as part of the site, then the required screen can be located at the easement line.

D. Screen heights shall be reduced in compliance with Sec. 2-06.3.6.E. (See ***Figure 9***.)

3.8 Safety Standards.

A. Vegetation, such as those with spines, thorns, or needles, that may present hazards to pedestrians, bicycles, or vehicles are to be planted a safe distance from the outer branch tips to the edge of a walkway, bike lane or path, roadway, or parking area access lane (PAAL). The growing characteristics of the vegetation are to be taken into consideration when determining this distance (see ***Figure 13***).

B. Shrubs or ground cover planted adjacent to a walkway, driveway, bicycle path, or street must be placed with the plant center at a distance equal to or greater than one-half (½) the normal width of the plant, at maturity.

3.8 Safety Standards. (Cont'd)

C. Shrubs or ground cover that spreads will be kept pruned to prevent encroachment upon walkways, bicycle paths, driveways, or streets.

D. Trees with the potential for overhanging a walkway, driveway, bicycle path, parking space, or street must be of a type that, at maturity, provides a canopy with an understory height clearance of eight (8) feet for walkways and bicycle paths, twelve (12) feet for driveways and streets, and fifteen (15) feet for loading spaces. The height clearance will be maintained by pruning during the tree's active growth period or when necessary.

E. Trees should be planted no closer than three (3) feet from a PAAL or street to avoid damage from vehicles.

F. Shrubs located in planting areas within vehicular use areas at the intersections of drives will be of a type that grows to no more than thirty (30) inches in height. Any other planted area that may potentially obscure a driver's view of oncoming pedestrians, bicyclists, or vehicles is also subject to this requirement.

G. Sight Visibility (see ***Figure 14***). All landscaping and screening must comply with the sight visibility requirements of Development Standard 3-01.0. Plant materials located within sight visibility triangles should consist of ground cover or low-growing vegetation of a species that will not grow higher than thirty (30) inches. However, trees may be installed within those areas provided that:

1. The trunk caliper, at maturity, will not exceed twelve (12) inches in diameter;

2. The lowest branch of any tree is at least six (6) feet above the grade of the street or driveway, whichever is the determining factor in the sight visibility triangle; and

3. Trees are not planted in a line that could result in a solid wall effect when viewed at an angle.

H. Required screening over thirty (30) inches in height will be placed out of the sight visibility triangle.

I. Trees are to be planted an appropriate distance from refuse dumpster locations so that the tree canopy, at maturity, does not obstruct collection.

2-06.4.0 RESERVED.

2-06.5.0 WATER CONSERVATION AND IRRIGATION STANDARDS.

5.1 Xeriscape Landscape Concepts. Landscaping as required by the *LUC* is to be low water use with emphasis on the utilization of water conserving irrigation systems and drought tolerant vegetation as listed in the Drought Tolerant Plant List in Development Standard 2-16.0. The *LUC* allows the use of nondrought tolerant plants within an oasis area only.

Xeriscape landscaping is a transitional planting zone concept which may consist of as many as three (3) zones, as follows:

Zone 1. The oasis zone is not required nor encouraged. If used, the oasis zone must be planned in areas of high use, such as active recreation areas or social gathering areas near buildings. Oasis areas have added benefits of decreasing interior energy use if planned in conjunction with energy-conserving building design. (See Sec. 2-06.3.2 to calculate oasis zone size.)

There are no restrictions on plant selection within this zone, and the use of turf is allowed; however, a lush green effect can also be achieved with plant selection from the Drought Tolerant Plant List. Irrigation systems for plants within this zone should be valved separately from plants in Zones 2 or 3, if plants in the other zones have different watering requirements.

Zone 2. This zone is the transition zone between Zone 1 (oasis zone) and Zone 3. Plant selection for this zone must be from the Drought Tolerant Plant List and should have a lower watering requirement than plants in the oasis zone. If plants selected have a different watering requirement from those in Zone 1 or 3, then the irrigation system should be valved separately.

Zone 3. This zone is usually on the periphery of the property adjacent to Zone 2. Plant selection is from the Drought Tolerant Plant List and generally includes those with the lowest irrigation requirements. Plants in this zone, if selected with care, can be of the type that could survive without irrigation once established. Use of native plants indigenous to the area is encouraged (see ***Figure 15***).

5.2 Soil Preparation.

A. The soil will be amended with natural material suitable for the particular requirements of the plants to allow the plants to grow and to use water more effectively.

B. Caliche layers will be broken in planting areas to promote good drainage and root growth.

5.2 Soil Preparation. (Cont'd)

C. If vegetative ground cover is not intended, a minimum two (2) inch layer of organic or inorganic material (i.e., decomposed granite, rock mulch, or other material) will be used as ground cover under and around the vegetation in landscaped areas to help cool soil areas, reduce evaporation, and retard weed growth. Existing areas of undisturbed native vegetation retained on the site are not required to have the soil mulched or amended.

5.3 Reclaimed Water Use--Tucson Water Review.

A. The Tucson Water Department will review all applications for building permits and development plans to determine the feasibility of using reclaimed water to irrigate landscaping.

B. Tucson Water will provide the applicant with a sign-off sheet indicating whether potable water or reclaimed water will be used for irrigation.

C. The applicant will turn in the sign-off sheet to the Development Services Department (DSD) prior to the issuance of a building permit or the approval of a development plan.

5.4 Irrigation Standards. Most plant material requires supplemental irrigation. In general, most newly planted vegetation, with the possible exception of native cacti, requires irrigation until established.

A. *System Specifications.*

1. The source of irrigation water, whether potable or reclaimed, will be indicated on the irrigation plan.

2. Rigid irrigation pipes and flexible drip system irrigation lines under paved surfaces will be contained in pipe sleeves.

3. Pipes or lines carrying water under constant pressure will be buried to a minimum depth of twenty-four (24) inches. Those that are under intermittent pressure will be buried to a minimum depth of eighteen (18) inches.

4. Nonpressure polyethylene lines will be buried to a minimum depth of eight (8) inches. Nonpressure PVC lines will be buried to a minimum depth of twelve (12) inches.

5. Turf, shrub, and bubbler heads closer than twelve (12) inches to any paved surface will be pop-up heads.

5.4 Irrigation Standards. (Cont'd)

6. Turf, shrub, and bubbler heads located within twenty-four (24) inches of any paved surface will be installed with a system that allows the riser assembly to absorb impacts and return to normal position.

7. Spray irrigation systems are to be used only in the oasis area for turf. These areas will be served by low precipitation rates. Matched precipitation rate heads should be used.

8. Temporary spray irrigation systems may be used to establish hydroseeded areas. All other plant material, excluding turf, will be irrigated with drip irrigation or low-flow bubblers. Drip irrigation is encouraged. The systems will be reviewed on a case-by-case basis.

9. Trees and shrubs outside of areas of spray irrigation will be irrigated with low-flow bubblers or emitters.

10. The irrigation system will include an automatic timing controller. Digital controllers are encouraged, as they are more accurate than electromechanical controllers. Some digital controllers have added features, such as water budgeting, which improve the water conserving capabilities of the system.

B. *System Design and Layout.*

1. Irrigation systems will be designed with attention to prevailing winds, degree of slope, type of soil, soil percolation (infiltration), season, and type of vegetation to be watered. These design constraints, and any others that may be specific to the site, will be clearly indicated on all irrigation documents.

2. Spray irrigation systems will be designed to provide one hundred (100) percent head-to-head coverage of the area of irrigation to avoid dry spots and overspray onto any paved or unplanted surface.

3. Areas of different water requirements, such as the oasis, trees and shrubs, the vehicular use area, landscape borders, and native vegetation areas, will be controlled by separate remote control valves.

4. The design of irrigation systems and irrigation schedules should attempt to match application rates with infiltration rates in order to minimize runoff and reduce evaporation.

5. Sprinkler heads and nozzles within each control valve should have matching precipitation rates.

5.4 Irrigation Standards. (Cont'd)

6. Spray irrigation systems are not to be installed in planting strips less than ten (10) feet wide. Strip spray heads are not allowed.

7. Irrigation timers are to be set for irrigation cycles between 8 p.m. and 8 a.m. between May and September to minimize water loss due to evaporation.

8. Rain-sensing and moisture-sensing devices are encouraged.

2-06.6.0 MAINTENANCE STANDARDS.

6.1 Plant Materials.

A. Any plant material in areas of required landscaping that does not survive will be replaced with an equivalent size and species within thirty (30) days.

B. Plant material will be pruned as necessary to control size but not to disrupt the natural growth pattern or characteristic form of the plant except as necessary to achieve height clearance for visibility and pedestrian passage or to achieve a continuous opaque hedge if required.

C. Clipping and pruning of the plant material are required to allow maximum shading while preserving surveillance opportunities and preventing obstructive overhang into walks, curb areas, drives, and line of sight triangles.

For general guidelines on height clearance of tree canopies, refer to Sec. 2-06.3.6.D, Sec. 2-06.3.6.E, Sec. 2-06.3.6.F, and Sec. 2-06.3.7.D.

D. All dead or removed plant material will be replaced with plant material acceptable under the requirements of the xeriscape landscaping regulations. Replacement material will be a minimum fifteen (15) gallon size for trees and five (5) gallon size for shrubs.

E. Regular landscape maintenance should ensure water efficiency and include, but not be limited to, pruning, mulching, weeding, litter removal, aerating and dethatching turf areas, and fertilizing nonnative plant materials.

6.2 Inert Materials.

A. Exterior improvements, such as benches, walls, or ramadas, will be of durable materials appropriate to the desert climate. Material with integral coloring or stucco is preferred for seating fixtures and other permanent improvements.

B. Inert materials used in the landscaping areas will be of a nature to withstand the extremes of the desert climate and minimize heat gain or reflected heat.

6.2 Inert Materials. (Cont'd)

C. The inert materials will be replaced as needed due to displacement or erosion.

6.3 Planting Areas.

A. Inert materials will be used in inaccessible, narrow, or hard to maintain sections of the planting areas.

B. Landscaped areas will be kept free of trash, weeds, debris, and dead plant material and will in all respects be maintained in a clean and neat fashion.

C. Use of river rock is discouraged adjacent to building windows.

6.4 Landscape Removal.

A. Substantial modifications, as determined by the DSD Director, and/or removal of plant materials or other landscape elements will require review and approval of a revised landscape plan by DSD.

B. The removal or destruction of landscape material which has been installed according to an approved landscape plan and not replaced constitutes a violation of the *LUC*.

C. Minor modifications of the landscaping occurring as a result of routine maintenance, necessary replacement of elements because of damage or disease, or other causes are not subject to review by DSD.

6.5 Screening and Wall Maintenance.

A. Paint and stucco will be renewed on the surfaces of fences and walls as needed.

B. Wooden slats in chain link fences will be replaced as needed to retain the opacity of the screen.

C. Any screening device which has deteriorated to the point where it does not serve as a screen will be replaced by the property owner. Vegetation used to meet the screening requirements cannot be replaced with new vegetation after two (2) years past the installation. Replacement must be with another option for screening, such as a fence or a wall, in order to achieve an immediate screen. This requirement does not apply to the occasional replacement of single plants within a vegetative screen.

6.6 Irrigation System Maintenance. Irrigation systems will be maintained and replaced as necessary to continue to conserve water. Detection and repair of leaky or broken pipes, valves, and fittings and malfunctioning and/or misaligned heads, emitters, and bubblers will be part of a regular maintenance program for the site.

6.6 Irrigation System Maintenance. (Cont'd)

A. Automatic Irrigation Controllers are recommended to be reset a minimum of four (4) times a year (spring, summer, fall, and winter) to adjust for plant water requirements which vary according to the season.

B. Whenever possible, repair of irrigation equipment should be done with the originally specified materials or their equivalent.

2-06.7.0 SCENIC CORRIDOR ZONE (SCZ).

7.1 Type of Vegetation.

A. Within street right-of-way, vegetation is to consist of native plant material. For guidelines on selection of native plants, refer to Development Standard 2-16.0.

B. Within the required buffer area, indigenous plant material is to remain. If any disturbance occurs during construction or prior to permit application, the buffer area is to be revegetated with native plants indigenous to the site and the area reconstructed to look as natural as possible.

C. Any landscape area visible from the Scenic Corridor Zone is to be landscaped using native plant material indigenous to the site or plants selected from the Drought Tolerant Plant List, Development Standard 2-16.0.

D. In areas not visible from the Scenic Corridor Zone, vegetation may consist of native plants indigenous to the site or drought tolerant plant material. Oasis area landscaping material may also be planted within this area at the levels permitted by the landscaping ordinance.

2-06.8.0 LIST OF FIGURES.

Figure 1 - Site Preservation Fence Detail
Figure 2 - Oasis Allowance for Multifamily Development
Figure 3 - Oasis Allowance for Office Development
Figure 4 - Vehicular Use Area
Figure 5 - Vehicular Use Area
Figure 6 - Interior Landscape Border
Figure 7 - Plant Size, Location, and Spacing
Figure 8 - Plant Size, Location, and Spacing
Figure 9 - Pedestrian Safety Zone
Figure 10 - Security Plant Materials
Figure 11 - Screening Standards
Figure 12 - Screening Standards
Figure 13 - Safety Standards
Figure 14 - Safety Standards
Figure 15 - Zone Planting Concept

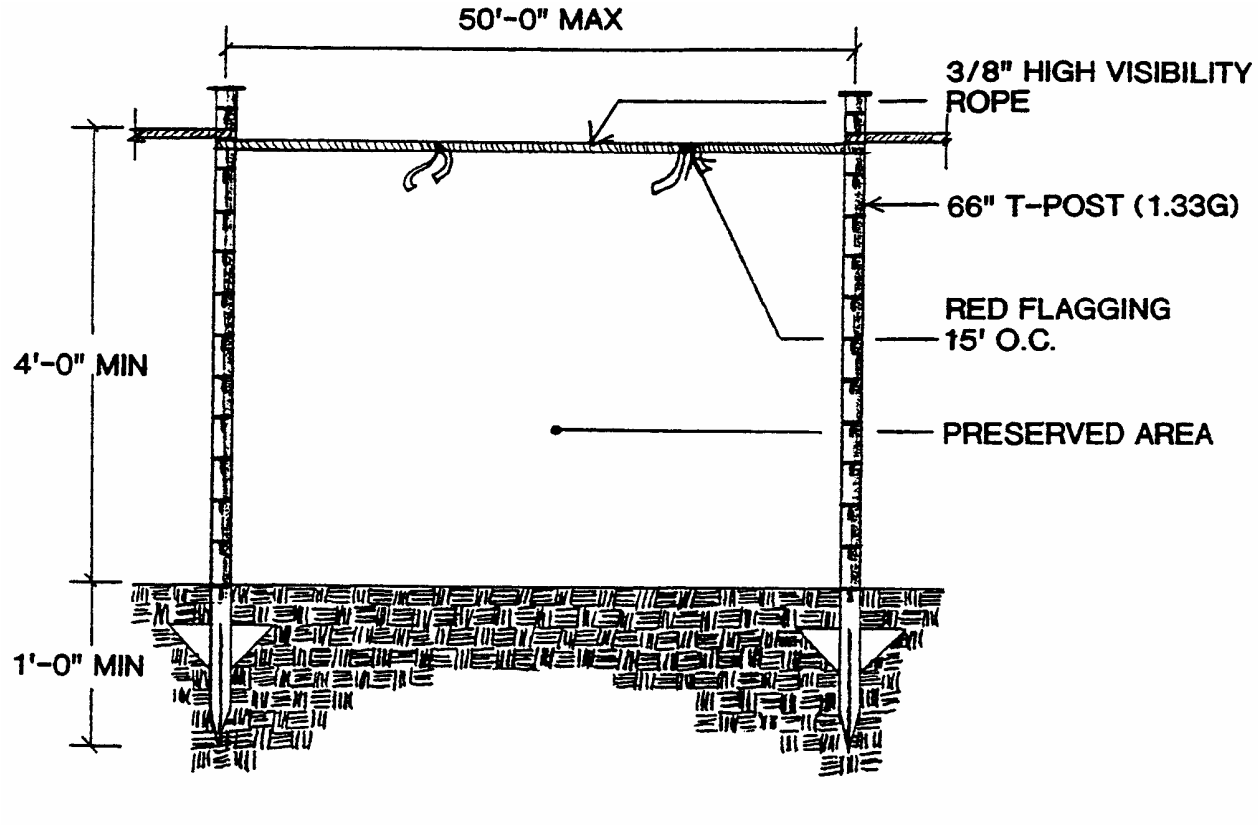
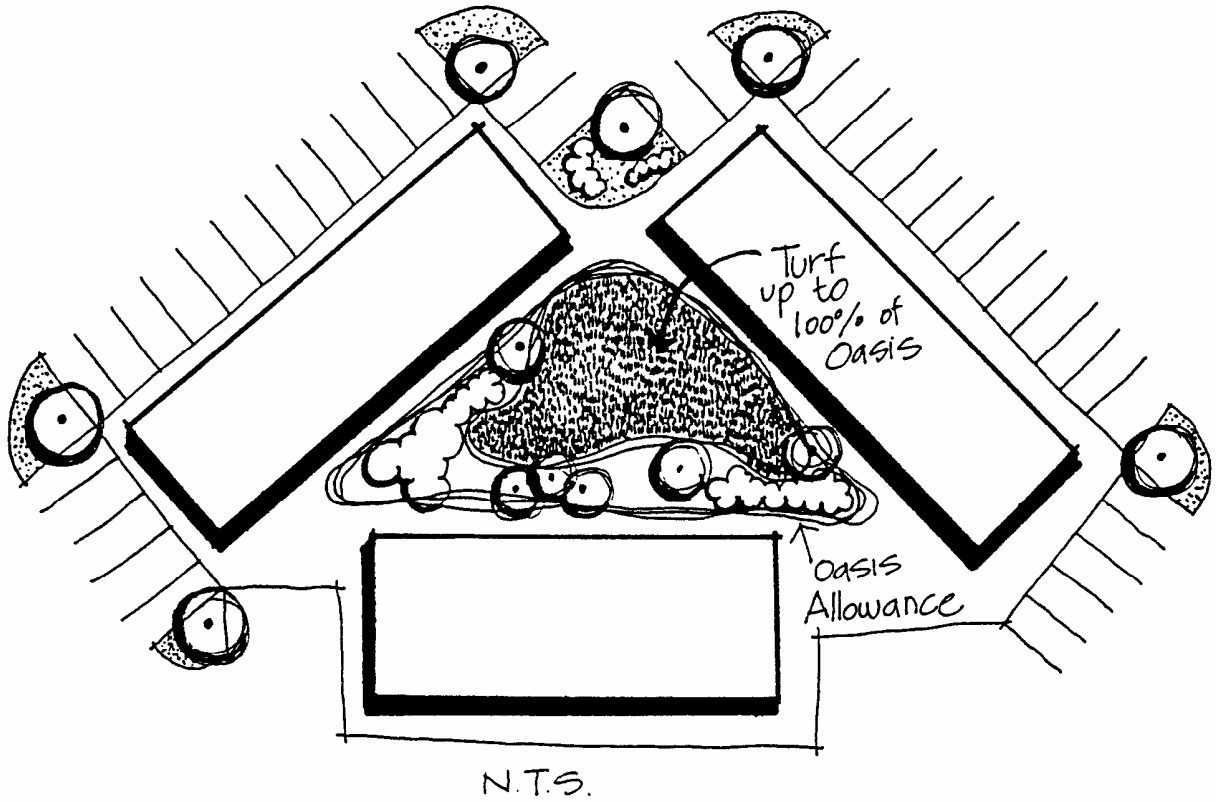


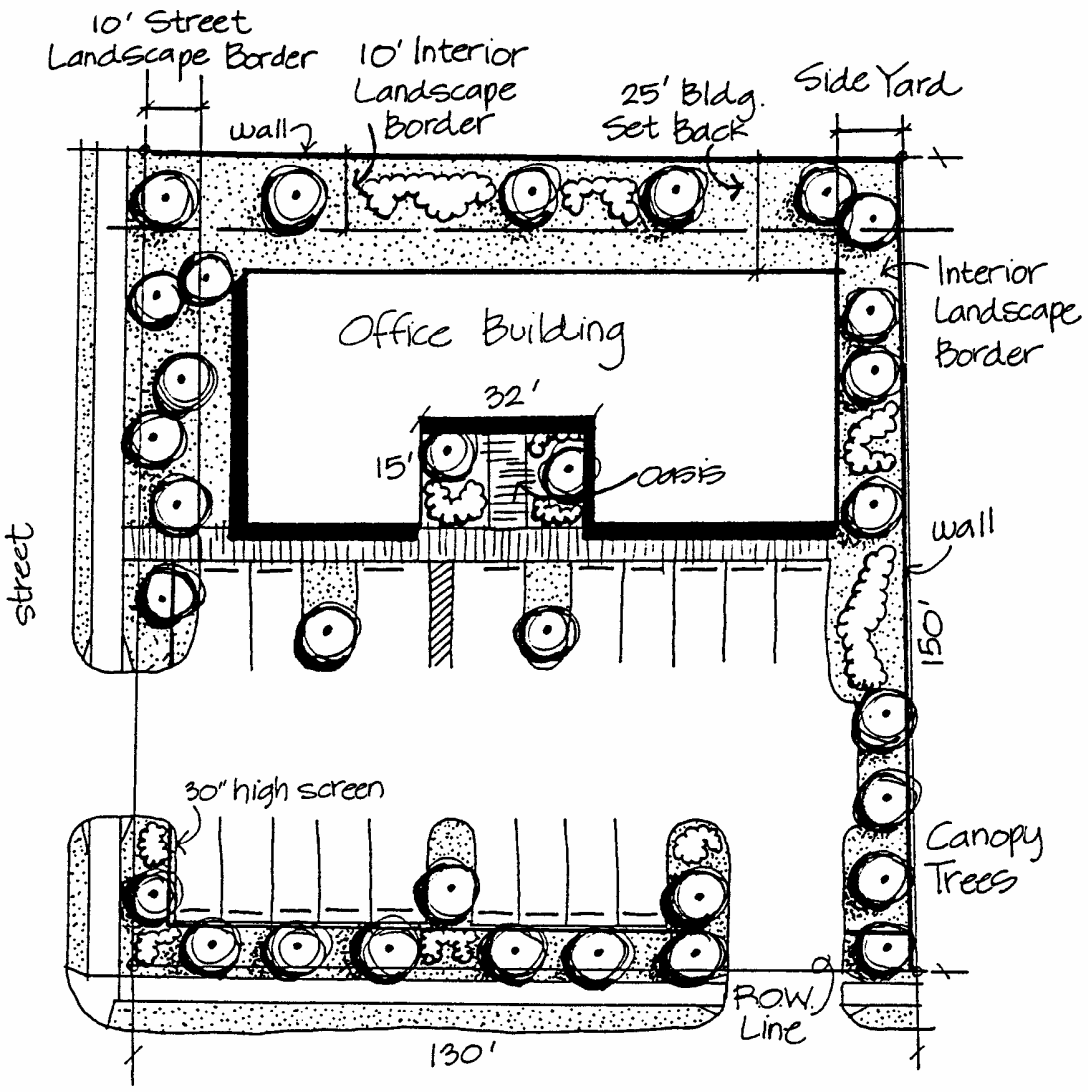
FIGURE 1 - SITE PRESERVATION FENCE DETAIL



DS. 2-06.3.2 Oasis Allowance
Multifamily Development

Oasis Allowance = 5% of Site
Turf Allowance = Up to 100% of Oasis

Example using one of the three options:
Four Acre Multifamily Development = 172,240 sq.ft.
X.05
8712 sq.ft.
Oasis Allowance



N.T.S.

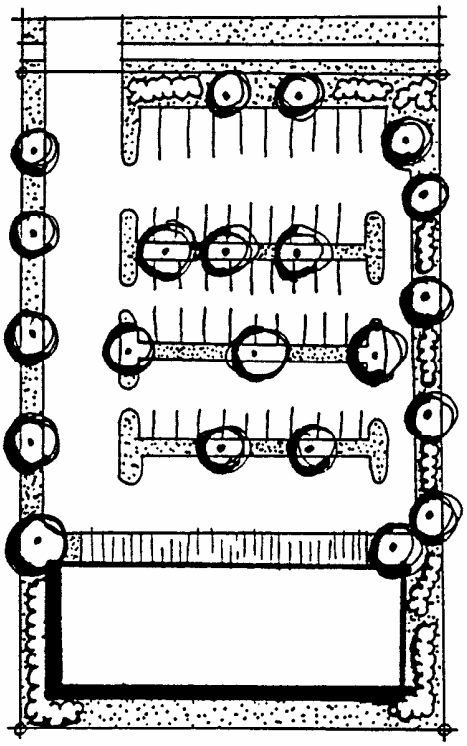
D.S. 2-06.3.2 Oasis Allowance

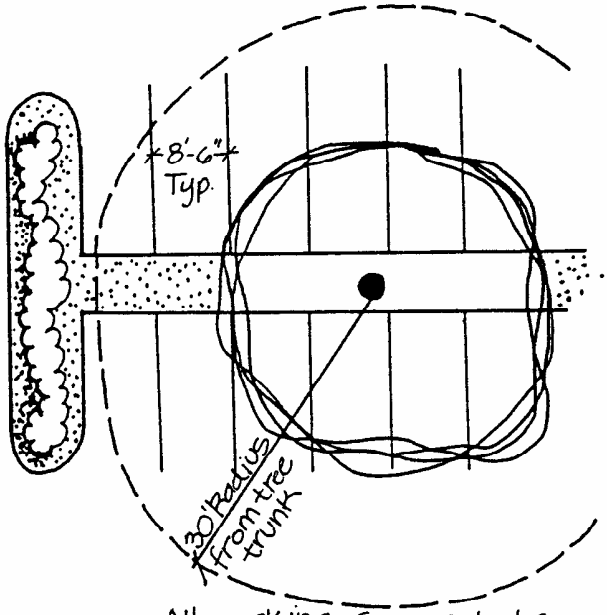
Oasis Allowance for office development
2.5% of Site area

Calculation:

Site Area = 150'
x 130'
19,500 sq.ft.
x .025
487.5 sq.ft. = Max. Oasis Area

Max. Oasis Area = 15' x 32' = 480 sq.ft.

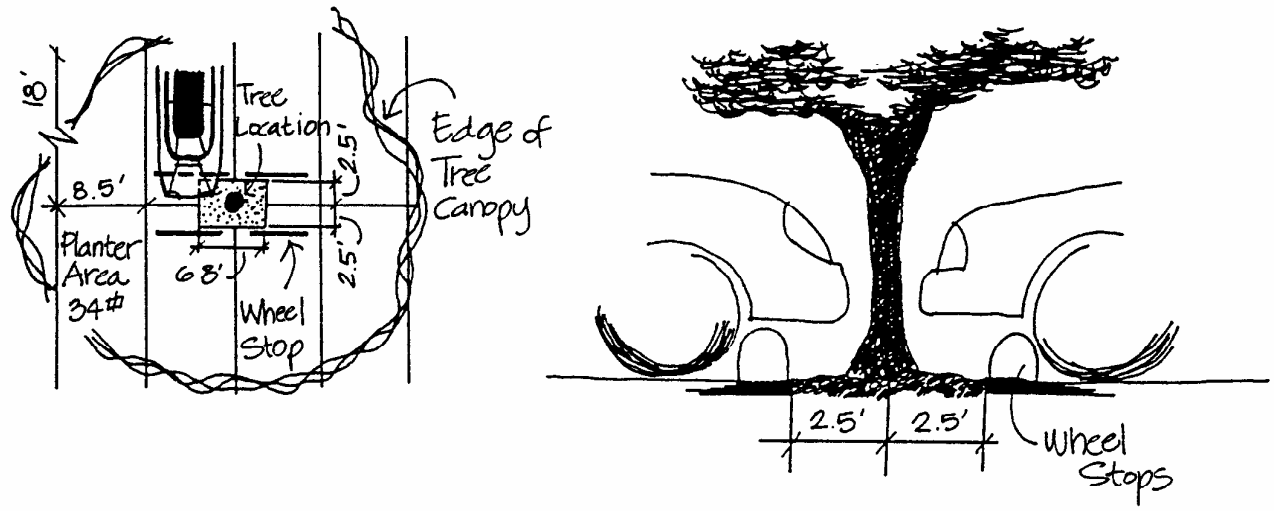


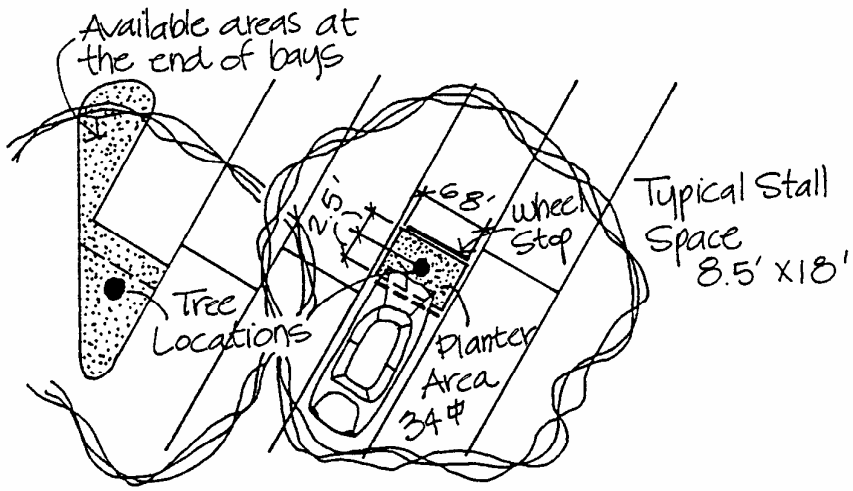


All parking spaces to be placed no further than 30' from tree trunk.

N.T.S.

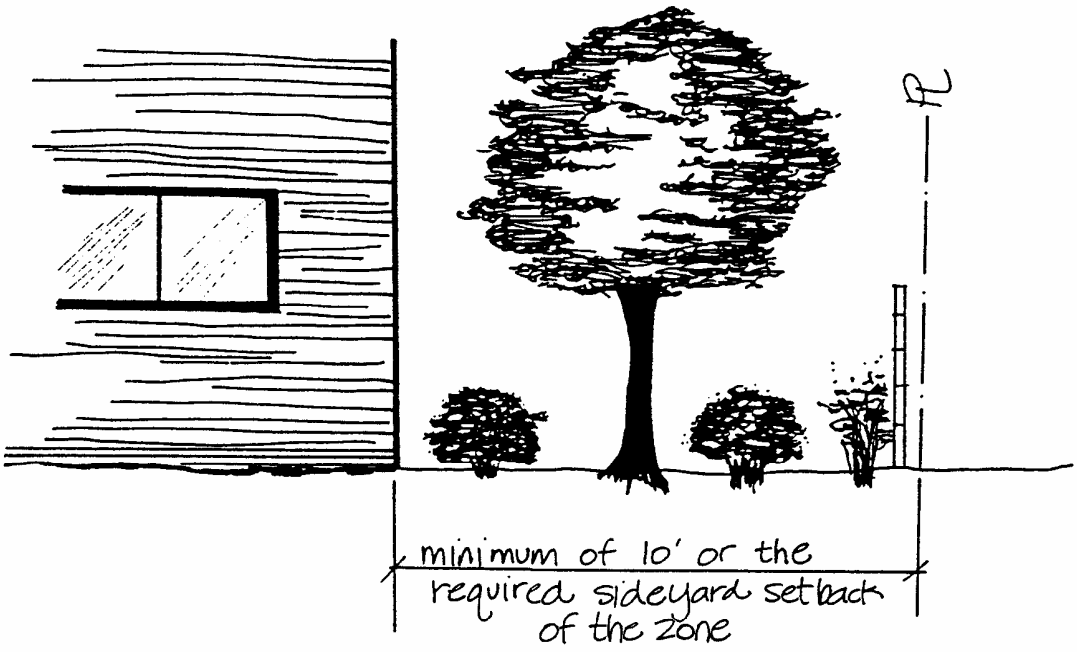
D.S. 2-06.3.3. Vehicular Use Area
Tree Planting Option for Parking Areas

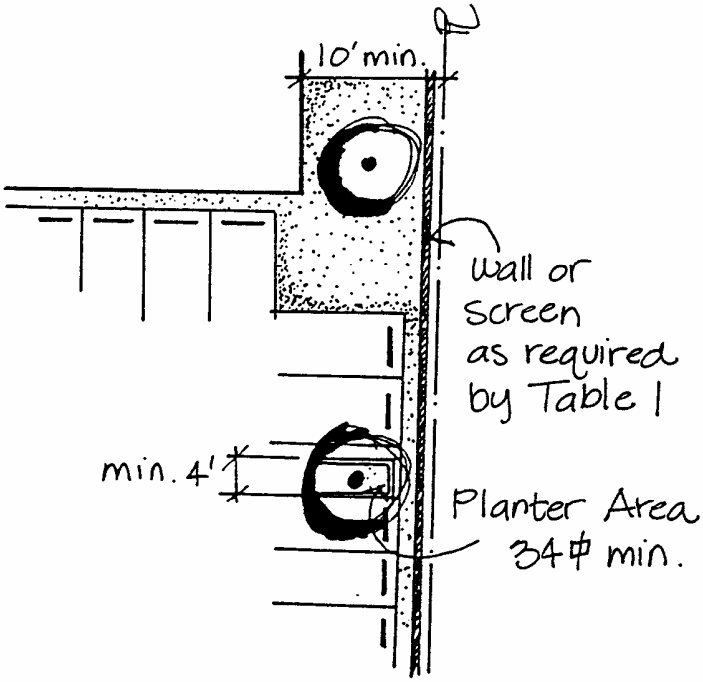




60° Parking

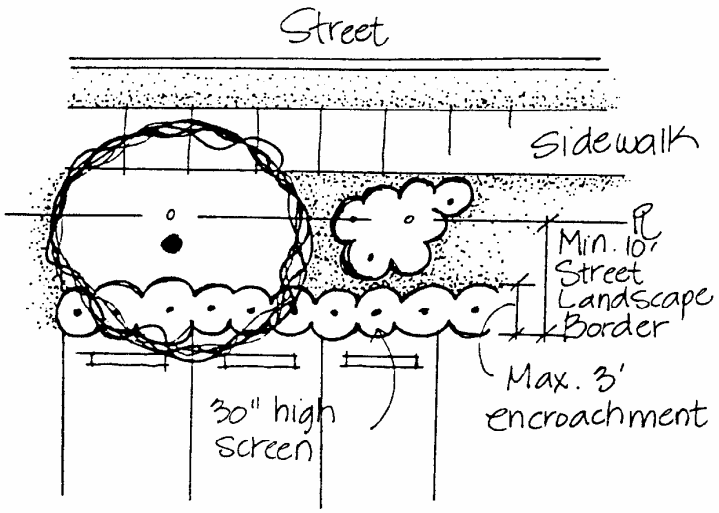
D.S. 2-06.3.3.E.
Vehicular Use Areas





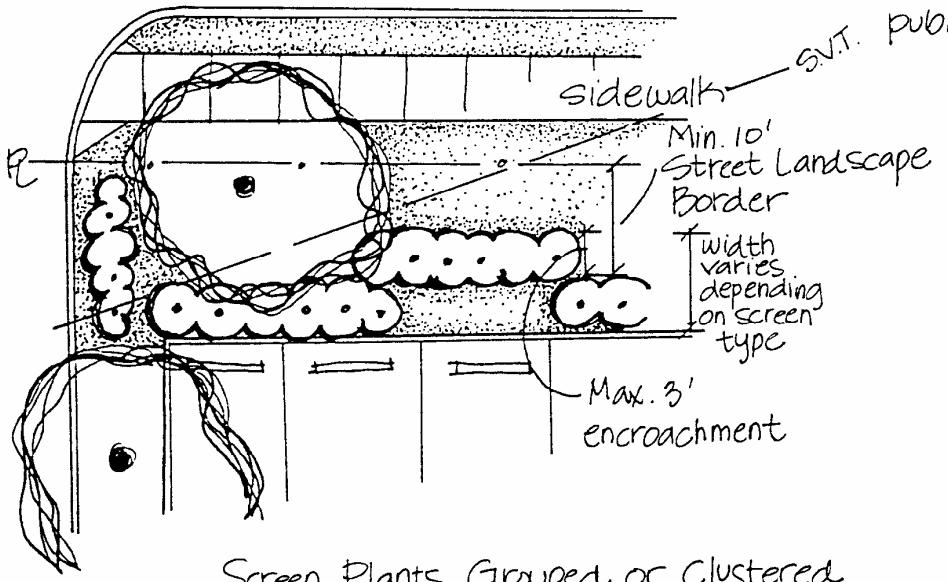
N.T.S.

D.S. 2-06.3.4. Interior Landscape Border



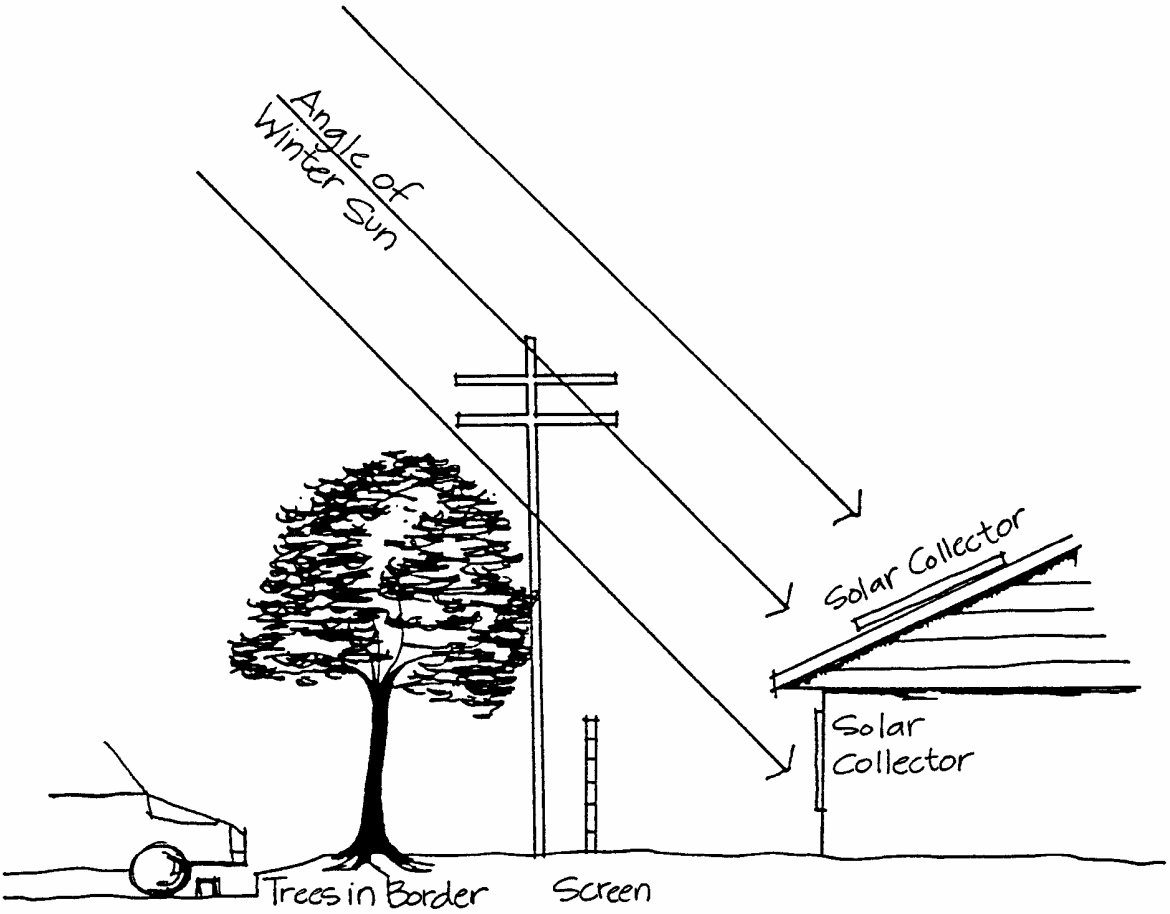
Screen Plants Aligned

*Note: The area between the sidewalk & the property line may be included in the min. 10' Street Landsape Border if the City Engineer approves the placement of required landscaping in the public right of way.



Screen Plants Grouped or Clustered

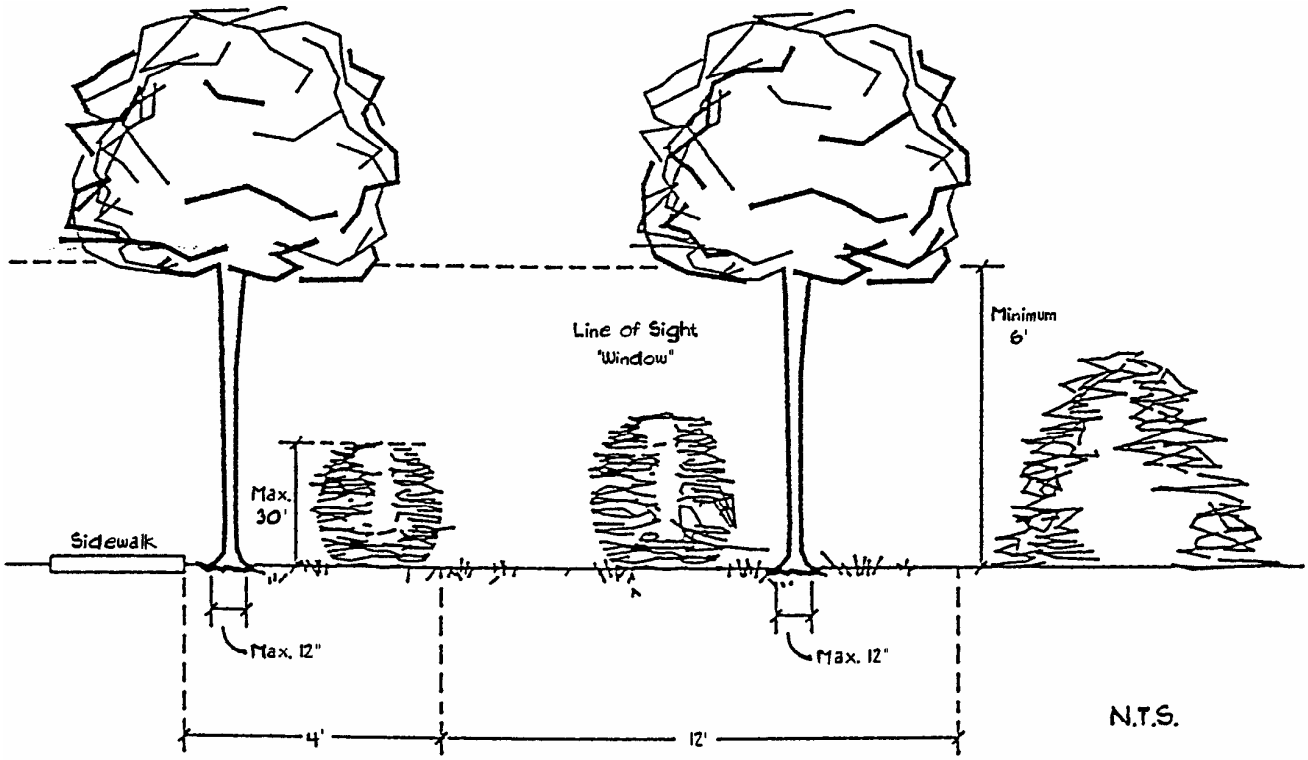
D.S. 2-06.3.5.A. Plant Size Location & Spacing



N.T.S.

D.S. 2-06.3.4.D. Plant Size, Location and Spacing

Adjust the locations of trees in the Border to allow access to existing solar collectors & prevent conflicts with utility wires or easements.



DEVELOPMENT STANDARD 2-06.3.6.E. Pedestrian Safety Zone.

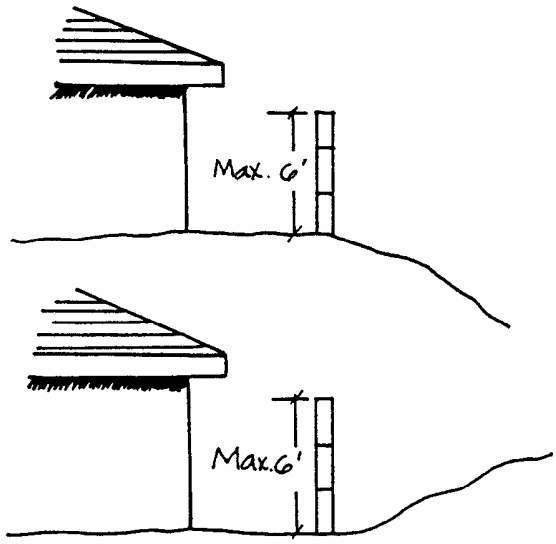
Within four (4) feet of a pedestrian path, vegetation must be trimmed to thirty (30) inches in height. Within twelve (12) feet of a pedestrian path, tree canopies must be pruned to a minimum height of six (6) feet.

SECURITY PLANT MATERIALS

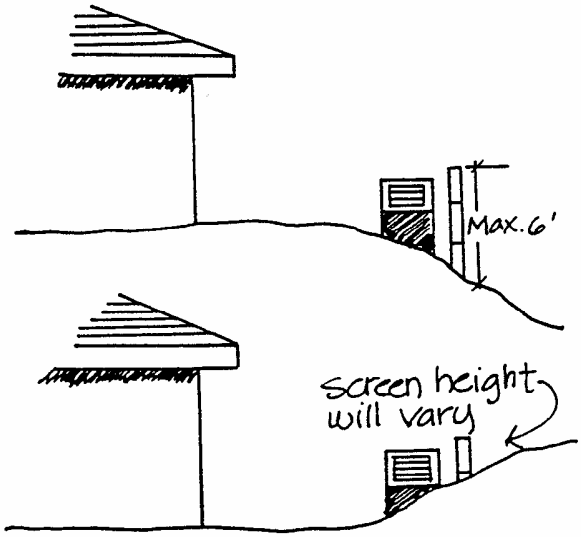
BOTANICAL NAME	COMMON NAME	Evergreen	Deciduous	Barrier	Hedge	Thorns	Stickers	Dense	Height at Maturity	Tree	Shrub	Ground Cover	Perennial
Acacia species			●	●		●	●		Varies	●	●		
Agave - many species		●		●		●			Varies				●
Aloe barbadensis	Aloe Vera	●		●			●		2’				●
Aloe saponaria	African Aloe	●		●			●		12”				●
Araucaria bidwillii	Bunya-Bunya Tree	●		●			●		80’	●			
Asparagus falcatus	Sickle Thorn Asparagus	●				●			12”			●	●
Atriplex lentiformis	Saltbush	●		●			●	●	8’		●		
Bambusa - many species	Bamboo	●			●			●	10’-15’				●
Bougainvillea ‘Barbara Karst’			●	●					8’-10’		●		
Bougainvillea - Bush Var.	Bush Bougainvillea		●		●				3’-4’		●		
Caesalpinia pulcherrima	Red Bird of Paradise		●	●		●			6’	●	●		
Carissa grandiflora	Natal Plum - Many Var.	●		●		●		●	2’-6’		●		
Celtis pallida	Spiny Hackberry		●	●		●		●	8’-10’	●	●		
Chamaerops humilis	Med. Fan Palm	●		●	●			●	6’-10’				●
Cortaderia selloana	Pampas Grass	●		●				●	10’				●
Cotoneaster pannosus	Silverleaf Cotoneaster	●			●				6’-10’		●		
Dasylirion wheeleri	Sotol	●		●			●		5’				●
Euphorbia mili	Crown of Thorns	●		●		●			7’-8’				●
Feijoa sellowiana	Pineapple Guava	●			●			●	6’-15’		●		
Ferocactus species	Barrel Cactus	●				●			2’				●
Fouquieria splendens	Ocotillo	●		●		●			12’				●
Ilex cornuta ‘Burfordii’	Burford’s Holly	●		●	●		●		6’		●		
Jasminum mesnyi	Primrose Jasmine	●			●			●	6’-8’		●		
Juniperus species	Juniper	●			●		●	●	Varies		●		
Leucophyllum frutescens	Texas Ranger	●			●			●	6’-8’		●		
Ligustrum lucidum	Privet	●			●			●	10’-30’	●	●		
Mahonia aquifolium	Oregon Grape	●			●		●	●	6’		●		
Nerium oleander	Oleander	●			●			●	10’-15’		●		
Opuntia species	Prickly Pear; Cholla	●		●			●		Varies				●
Photinia fraseri	Photinia	●			●				10’		●		
Pithecellobium flexicaule	Texas Ebony		●	●		●			20’	●	●		
Punica granatum	Pomegranate		●		●				12’-20’	●	●		

SECURITY PLANT MATERIALS (CONT'D)

BOTANICAL NAME	COMMON NAME	Evergreen	Deciduous	Barrier	Hedge	Thorns	Stickers	Dense	Height at Maturity	Tree	Shrub	Ground Cover	Perennial
Pyracantha 'Rosedale'	Firethorn	●		●		●			8'-10'		●		
Pyracantha 'Santa Cruz'	Firethorn	●		●		●			2'-3'		●		
Rosa	Rose		●	●		●			Varies		●		●
Rosa banksiae	Lady Bank's Rose	●		●		●		●	Varies		●		
Tamarix aphylla	Tamarisk	●			●			●	10'-30'	●	●		
Vauquelinia californica	Arizona Rosewood	●			●			●	8'		●		
Viburnum suspensum	Viburnum	●			●				6'-8'		●		
Xylosma congestum	Xylosma	●			●			●	8'-15'	●	●		
Yucca aloifolia	Spanish Bayonnet	●		●			●		5'-7'				●
Yucca brevifolia	Joshua Tree	●		●			●		15'				●
Yucca whipplei	Our Lord's Candle	●		●			●		2'-4'				●



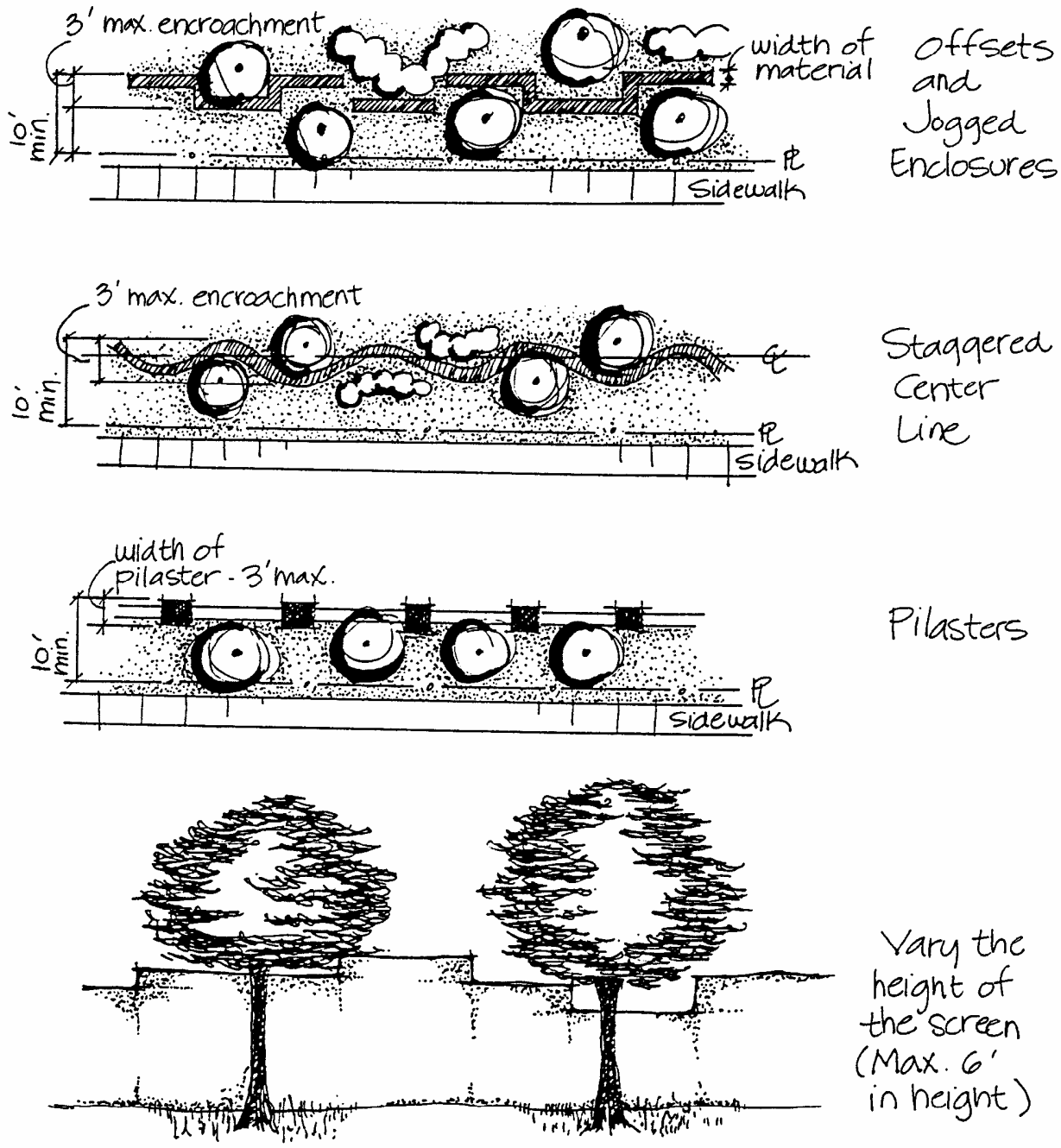
Measure the height of the screen from the interior of the project site. Maximum height for a free-standing screen is 6 feet.



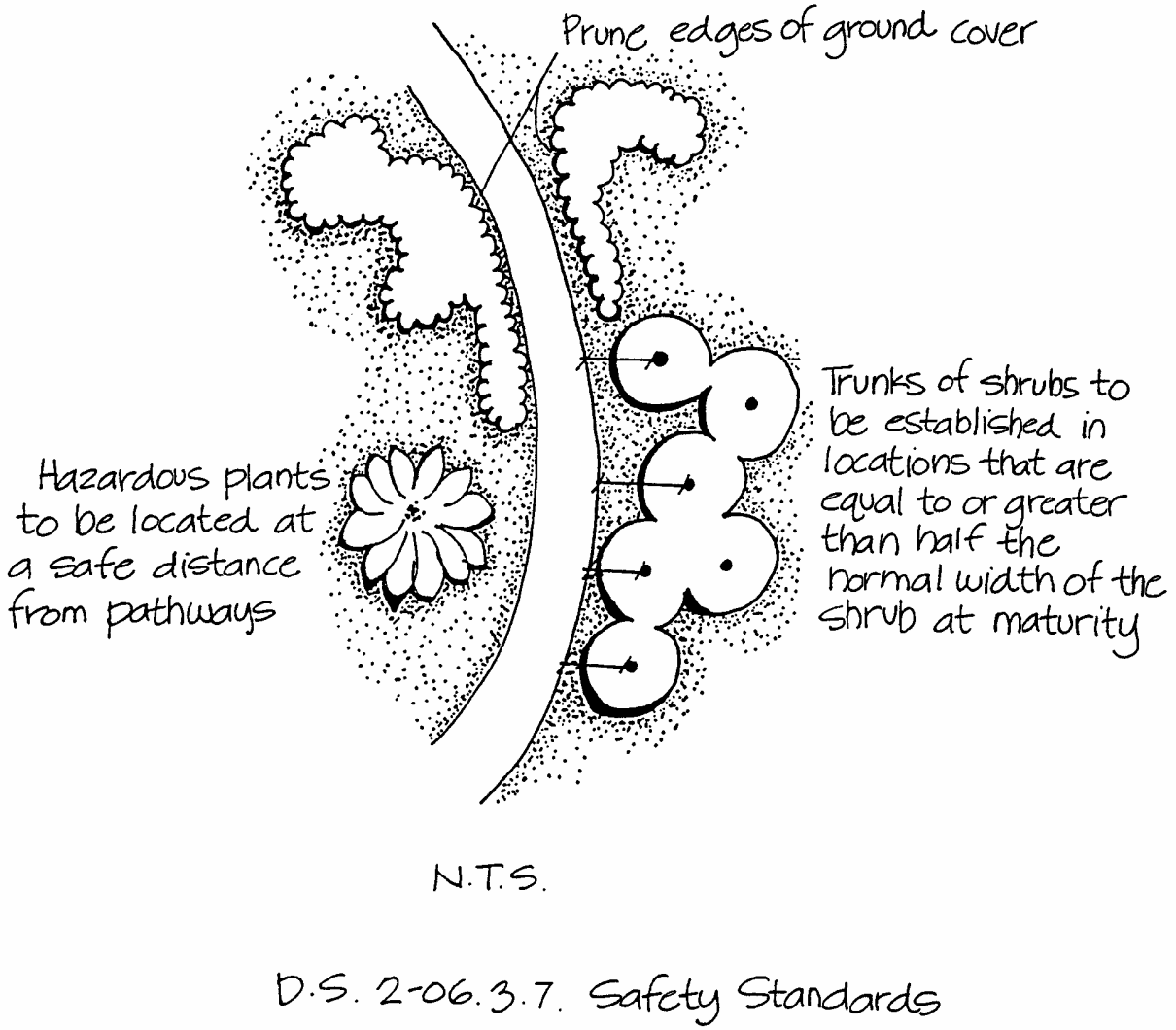
Measure the height of the screen for mechanical equipment to the highest point of the element. Maximum height for a free-standing screen is 6 feet.

N.T.S.

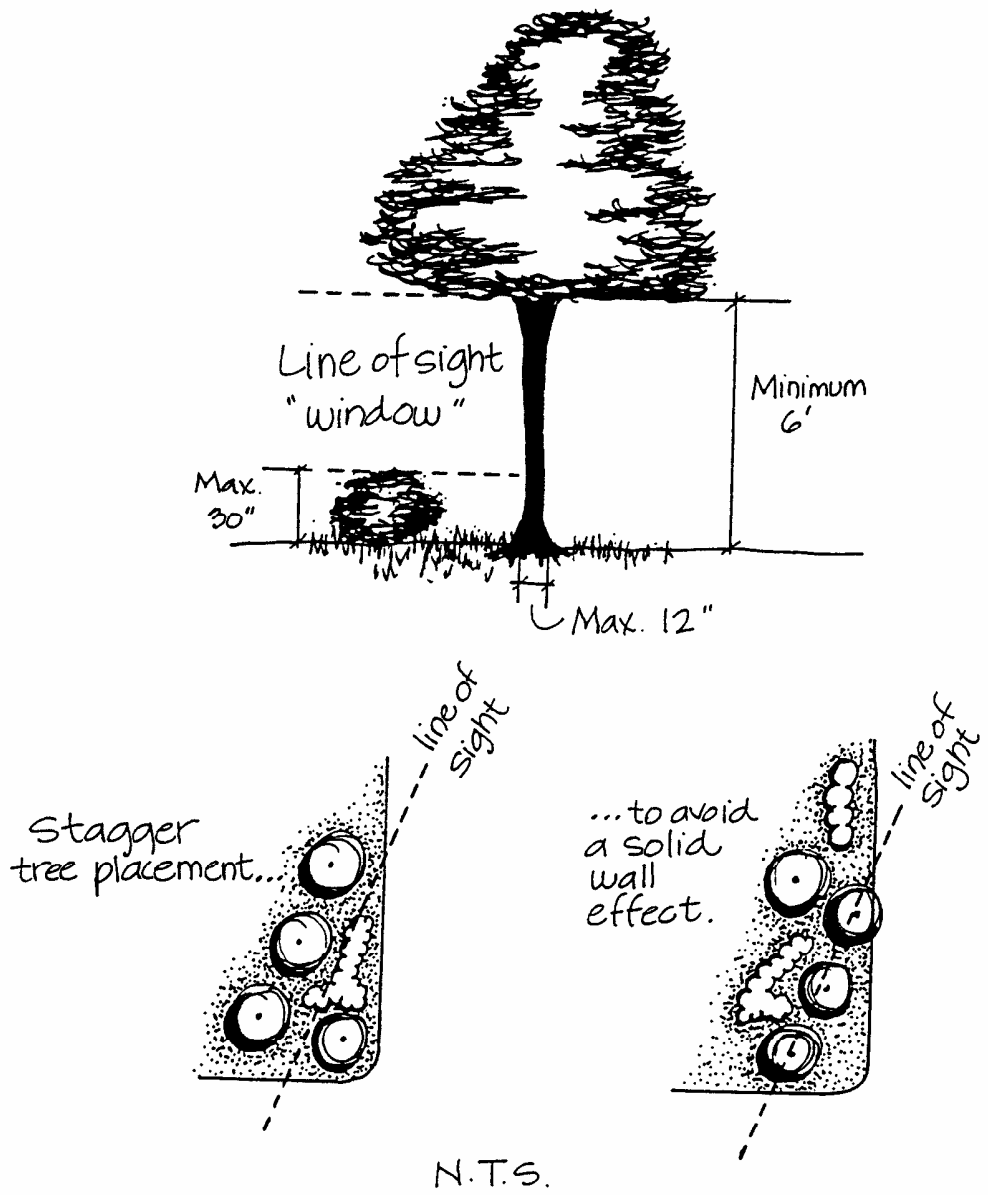
D.S. 2-06.3.5. Screening Standards



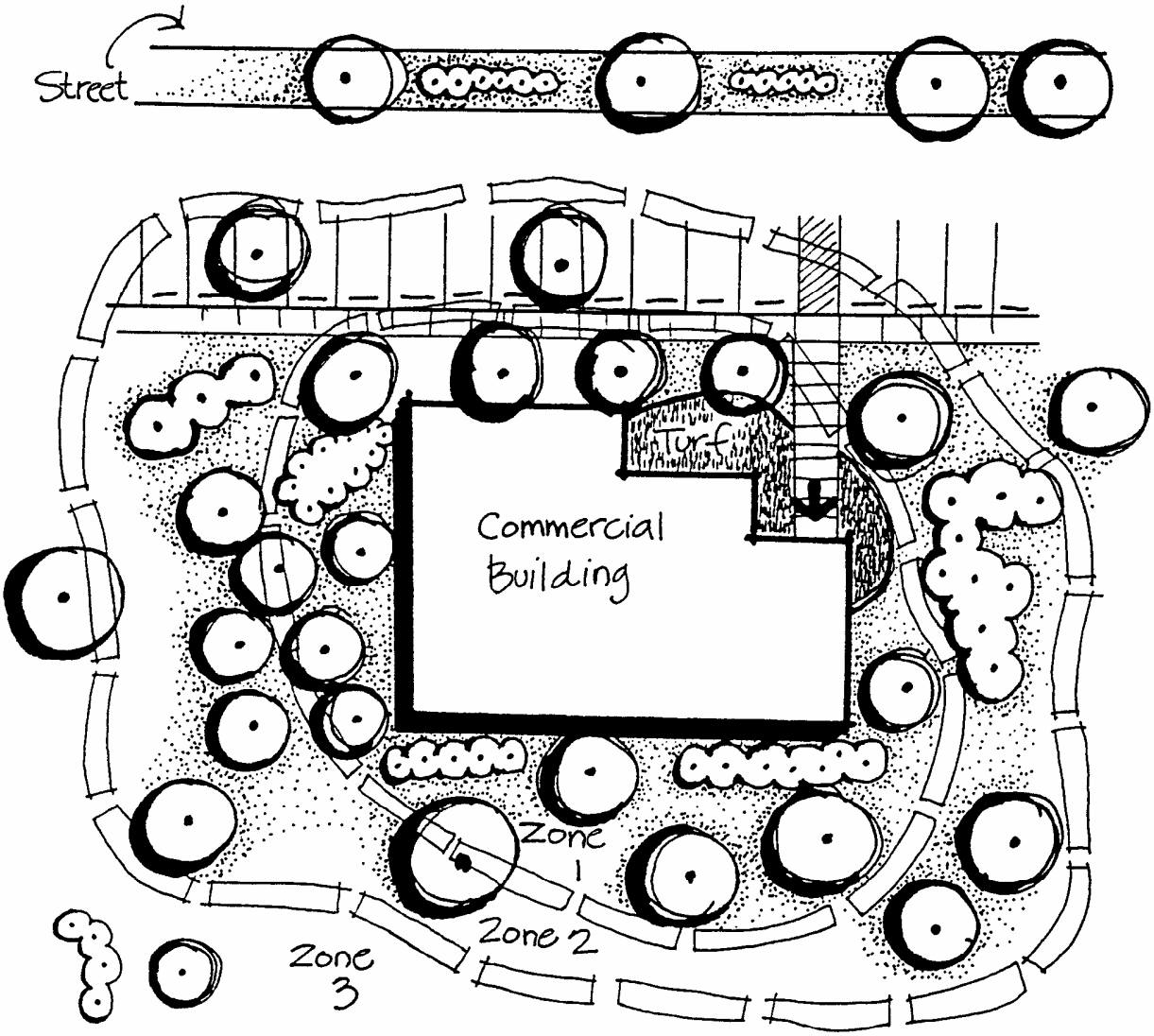
D.S. 2-06.3.6. Screening Standards
Design variations for walls.



D.S. 2-06.3.7. Safety Standards



D.S. 2-06.3.7. Safety Standards
A clear line of sight must be maintained above 30" & below 6' within a sight visibility triangle.



Zone 1: High water use plants for maximum cooling effects.

Zone 2: Drought tolerant plants needing irrigation until established.

Zone 3: Drought tolerant or indigenous plants needing no supplemental watering after established.

LANDSCAPE PLAN CONTENT AND SPECIFICATIONS

2-07.1.0 GENERAL
2-07.2.0 LANDSCAPE PLAN CONTENT AND SPECIFICATIONS
2-07.3.0 LANDSCAPE PLAN APPROVAL

2-07.0.0 LANDSCAPE PLAN CONTENT AND SPECIFICATIONS.

2-07.1.0 GENERAL.

1.1 Purpose. This Standard is to assure that an adequate amount of information is presented on all applications in a consistent manner. Providing such information is the basis for an efficient and timely review of landscape plans submitted to show compliance with Sec. 3.7.0, Landscaping and Screening Regulations, of the Tucson *Land Use Code (LUC)*.

1.2 Scope. A landscape plan is required to be submitted with all applications for land development, with certain exceptions as noted in Sec. 3.7.1.2 of the *LUC*.

1.3 Definitions. Definitions used in this Standard are found in the Development Standards Glossary or Sec. 6.2.0 of the *LUC*.

2-07.2.0 LANDSCAPE PLAN CONTENT AND SPECIFICATIONS. The landscape plan serves as the document on which the intent to comply with the requirements of Sec. 3.7.0 of the *LUC* is noted. The landscape plan is kept on file and becomes part of the permanent record for the subject site. Any change in design or land use requires a new review and approval process for the landscape plan. Certificates of Occupancy will not be issued, nor will the building be occupied, until the landscaping on the site meets the approved landscape plan criteria.

2.1 Identification and Descriptive Data.

A. All improvements and site information, such as adjacent rights-of-way and property lines, shown on the landscape plan will be identical in size and location to those shown on the base plan (site plan, tentative plat, or development plan). Should amendments be required to the base plan through the review process, the same amendments will be made to the landscape plan which will then be resubmitted along with the base plan.

B. The landscape plan will contain the following identification in the lower right corner of each sheet:

1. Legal description and address of site.

2. Cross-reference to:

2.1 Identification and Descriptive Data. (Cont'd)

a. Rezoning case;

b. Subdivision case;

c. Board of Adjustment case;

d. Lot Development Option case;

e. Project Design Option case;

f. Scenic Corridor Zone case;

g. Development Review Board (DRB) case; and/or

h. Any other relevant case number for reviews or modifications that affect the site.

3. The name, address, and phone number of the individual who prepared the landscape plan.

2.2 Proposed Landscape and Screening Improvements. Landscape plans submitted for review do not necessarily have to be complete working drawings ready for contractual work. However, all required landscaping and screening will be clearly shown in sufficient detail as to readily convey the intent to comply. Plans will include a planting plan, an irrigation plan, a grading plan, and construction details, each with applicable legend, key, symbols, sizes, quantities, and notes.

The following specific information will be indicated on the plans. Information may be combined on one (1) sheet if the combination of information does not obscure other details.

A. *Planting Plan.* The planting plan and layout calculations will include the following information:

1. *Vegetation Plan and Schedules.*

a. The location of individual plants one (1) gallon or larger in size and areas to be seeded, turfed, or planted from flats.

b. Sizes of plants indicated in boxes, gallon cans, or flats or by height (palms), number of canes (ocotillo), or number of pads (opuntia).

c. Ultimate size of plants indicated by the spread of canopy, circumference of shrubs, or spread of ground cover.

2.2 Proposed Landscape and Screening Improvements. (Cont'd)

d. Both the proper and common name of each type of plant material. They should be included for any proposed seed list, if applicable.

e. Location, size, and name of existing vegetation to remain in place.

f. The location of oasis allowance area.

g. Material and areas of inert ground cover.

2. *Calculations.*

a. Square footage of the site.

b. Square footage of the oasis allowance area and calculation.

c. Square footage of the vehicular use area; number of parking spaces, including the required and provided parking space calculations; and the calculation of the required number of canopy trees.

d. A shadow pattern and calculation are required in certain cases (see Sec. 3.7.2.3.A of the *LUC*). Provide these, if applicable.

e. Minimum width and square footage measured from the inside edge of tree planters in vehicular use areas.

f. Length and width of landscape borders and landscape transition borders and number of canopy trees per length.

g. Square footage of all landscaped areas and calculation of the percentage of vegetative coverage.

3. *Screening.*

a. Location of screening elements.

b. Height of screening material and reference point for measurement.

c. Nature of screening material (e.g., permanent or temporary as in phased development).

d. Type of screening material (e.g., masonry wall, wood fence, species of plant material).

2.2 Proposed Landscape and Screening Improvements. (Cont'd)

4. *Maintenance Schedule.*

a. Pruning schedules to show that plant material will maintain pedestrian and vehicular clearances or that the material will establish opaque hedge screens, if required.

b. Replacement criteria, should plant material not survive.

c. Replacement or upkeep maintenance schedules for inert ground cover materials.

d. Upkeep maintenance schedules for exterior hardscape materials.

e. Maintenance and replacement schedules for irrigation systems.

B. *Grading Information.* The landscape plan will include the following grading information:

1. Grade changes across the site indicated by one (1) foot interval contour lines or by spot elevations.

2. Percent slope across the site and the direction of the slope of paved areas.

3. Existing grades on adjacent rights-of-way and adjacent sites. If an adjacent right-of-way or site is under construction, show the proposed finish grades.

4. Extent of grading boundaries if a portion of the site is to be kept in its natural undisturbed state. Indicate natural contours of undisturbed areas.

5. Areas of detention/retention, depths of basins, and percentage of side slope.

6. The methods by which water harvesting or storm water runoff is used to benefit the oasis allowance area and other planting areas on the site.

7. Percent side slope of berms.

C. *Irrigation Plan.* The irrigation plan must include the following information:

1. Type of water conserving irrigation systems proposed and differentiation between systems for the different water use zones on the site.

2. Source of irrigation water.

2.2 Proposed Landscape and Screening Improvements. (Cont'd)

3. Approval, either on the plan or on a separate sheet, by the Water Department to indicate potable or reclaimed water use. Reclaimed water system specifications, if used.

4. System specifications, design, and layout (Development Standard 2-06.5.4.A and 2-06.5.4.B).

5. Extent of supplementary irrigation in each planting area, provided by water harvesting methods.

6. Point of drainage off roof areas, amount of flow, and disposition of flow.

7. Temporary systems proposed to establish native seeded areas.

8. The length of irrigation duration (e.g., for native plat material, automatic drip for two [2] years or until established).

9. The extent to which systems are proposed within the public right-of-way.

D. *Construction Details.* Construction details on the plan are to include:

1. Materials and methods used to construct landscape planters.

2. Materials and methods used to construct plant guards and water diverters, such as curbs, bollards, or walls.

3. Materials and amounts necessary for inert ground cover.

4. Outdoor light fixtures.

5. Street furniture, outdoor art/sculpture, and water features.

6. Materials used for walkways and paving.

7. Grills or tree grates.

8. Planting details, method of caliche penetration, soil amendments, mulch cover, staking methods, and root barriers, if used.

E. *Additional Information.* Additional information to be included on the plans are items such as the following:

1. Purpose and location of utility easements and facilities.

2. Locations of existing solar collectors on adjacent property.

2-07.3.0 LANDSCAPE PLAN APPROVAL.

3.1 Project File Records. Once the landscape plan has been approved in conjunction with the applicable site plan, tentative plat, or development plan, the approved plan will become part of the project file at the Development Services Department (DSD).

3.2 Permanent Records. Specific requirements for submittal of approved landscape plan copies for permanent records are listed in Development Standards 2-03.0, 2-04.0, and 2-05.0.

PEDESTRIAN ACCESS

2-08.1.0 GENERAL
2-08.2.0 DEFINITIONS
2-08.3.0 PEDESTRIAN CIRCULATION PATH PROVISIONS
2-08.4.0 LOCATIONAL REQUIREMENTS
2-08.5.0 CONSTRUCTION STANDARDS
2-08.6.0 RESPONSIBILITY FOR ENFORCEMENT
2-08.7.0 MODIFICATIONS
2-08.8.0 RESPONSIBILITY FOR REVIEW
2-08.9.0 LIST OF FIGURES

2-08.0.0 PEDESTRIAN ACCESS.

2-08.1.0 GENERAL.

1.1 Purpose. To provide design criteria for pedestrian circulation paths to and within places of public accommodation, to transportation systems, and to housing.

1.2 Scope. The provisions of this Standard apply when required by Sec. 3.2.8.4 of the Tucson *Land Use Code (LUC)* or other regulations enforceable by the City.

Pedestrian circulation paths located within any street, whether public or private, are regulated by Development Standard 3-01.0.

Pedestrian circulation paths designed for barrier-free accessibility for the physically disabled and located within any development are regulated by the Uniform Building Code.

All other pedestrian circulation paths are regulated by this Standard.

2-08.2.0 DEFINITIONS. Definitions for words used in this Standard are found in the Development Standards Glossary or Sec. 6.2.0 of the *LUC*.

2-08.3.0 PEDESTRIAN CIRCULATION PATH PROVISIONS.

3.1 Pedestrian Circulation Paths Required. Within all development, a continuous pedestrian circulation path is required. This path must connect all public access areas of the development and the pedestrian circulation path located in any adjacent streets. The areas within the development which must be connected include, but are not limited to, all buildings, all bicycle and vehicle parking areas, all recreation areas, all dumpster areas, and all other common use areas. Areas within the development which are not required to be connected to the pedestrian circulation path are those which will be used only for maintenance or for nonpublic truck use, such as truck loading spaces. Portions of certain Land Use Classes which by their nature will not be used for public pedestrian access, such as industrial uses, commercial storage uses, wholesale uses, contractor's yards, or similar uses, are not required to have sidewalks constructed in conformance with this Standard, as long as adequate pedestrian refuge areas are provided.

3.1 Pedestrian Circulation Paths Required. (Cont'd)

Within this pedestrian circulation path, an accessible route is also required. The accessible route must connect all areas of the development and the pedestrian circulation path located in any adjacent streets. This accessible route may be identical to the pedestrian circulation path. The areas within the development which must be connected include, but are not limited to, all places of public accommodation, all buildings, all parking spaces designated for use by the physically disabled, all recreation areas, all dumpster areas adjacent to accessible buildings, and all other common use areas. Areas within the development which are not required to be connected to the pedestrian circulation path, as listed above, are also not required to provide an accessible route in those areas as long as at least one (1) accessible route is provided from at least one (1) street fronting on the development to the main entrance of the development on the site.

Drainage flowing across all pedestrian circulation paths shall be conveyed under the path for up to ten (10) year frequency flood events.

2-08.4.0 LOCATIONAL REQUIREMENTS.

4.1 Sidewalks. Sidewalks within a project must be physically separated from any vehicular travel lane by means of curbing, grade separation, barriers, railings, or other means, except at crosswalks, and must meet the following locational requirements.

A. At least one (1) sidewalk will be provided to a project from each street on which the project has frontage, unless there is no vehicular access from a street because of a physical barrier, such as a drainageway or an unbroken security barrier (e.g., a wall or fence). The sidewalk should be located to minimize any conflict with vehicular access to the project.

B. A sidewalk will be provided adjacent and parallel to any PAAL on the side where buildings are located. (See ***Figure 1***.)

C. A sidewalk will be provided adjacent to any parking space accessed by a PAAL where the space is located on the same side of the PAAL as any building and no other parking spaces or PAALs intervene. (See ***Figure 2***.)

D. Sidewalks must connect all areas of the development and must also connect to the pedestrian circulation path located in any adjacent street.

E. Sidewalks shall be flood free for all storm discharges of up to a ten (10) year flood event.

F. Sidewalks or pedestrian refuge areas may not be located between any motor vehicle parking space and the PAAL providing access to that space.

2-08.5.0 CONSTRUCTION STANDARDS.

5.1 Sidewalk Specifications.

A. *Width.* All sidewalks will be a minimum four (4) feet wide and will be installed to avoid any obstruction which decreases the minimum width to less than four (4) feet. (See ***Figure 3.***)

B. *Vertical Clearance.* All sidewalks must have an unobstructed vertical clearance of eighty-four (84) inches. (See ***Figure 4.***)

C. *Composition.* Sidewalks will be constructed of:

1. Portland cement concrete, four (4) inches thick, with a smooth or broom-finish; or

2. Brick pavers set in a bed of cement; or

3. Any surface equivalent in smoothness, hardness, and durability. Asphalt or asphaltic concrete may be used only for jogging paths, nature trails which are part of an accessible route, and pedestrian refuge areas which are not required to be connected to the pedestrian circulation path, as listed in Sec. 2-08.3.1.

D. *Slope.* The cross slope on all sidewalks will not exceed two (2) percent.

E. *Drainage.* At any point where a ten (10) year flood discharge starts to cross a sidewalk or a pedestrian access, the sidewalk/access shall be designed and constructed to convey the ten (10) year flood flows under the sidewalk/access.

2-08.6.0 RESPONSIBILITY FOR ENFORCEMENT. The Development Services Department (DSD) Director has the authority to enforce the provisions of this Development Standard.

2-08.7.0 MODIFICATIONS. Where an applicant requests a modification of this Standard, the Community Design Review Committee (CDRC) may allow the modification if it is found to be justified and consistent with the intent and purpose of this Standard and Sec. 3-01.2.7, Sec. 3-01.2.8, and Sec. 3-01.4.4 of the Street Development Standard, 3-01.0.

Appeals to decisions made by the CDRC under this Standard are to the Zoning Examiner. The process of appeals will follow the format established in Sec. 5.4.4.1 of the *LUC*.

2-08.8.0 RESPONSIBILITY FOR REVIEW. The DSD Director will review this Standard annually or as necessary.

2-08.9.0 LIST OF FIGURES.

Figure 1 - Sidewalk Location, One Side of PAAL
Figure 2 - Sidewalk Location, Adjacent to Parking
Figure 3 - Sidewalk Obstruction Clearance
Figure 4 - Sidewalk Height Clearance

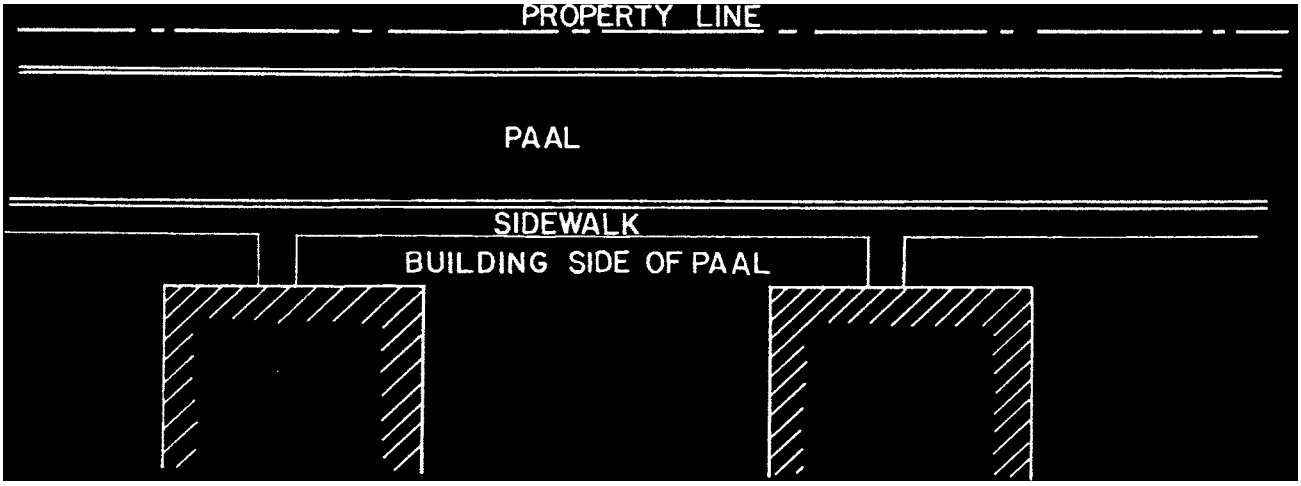


FIGURE 1 - SIDEWALK LOCATION, ONE SIDE OF PAAL

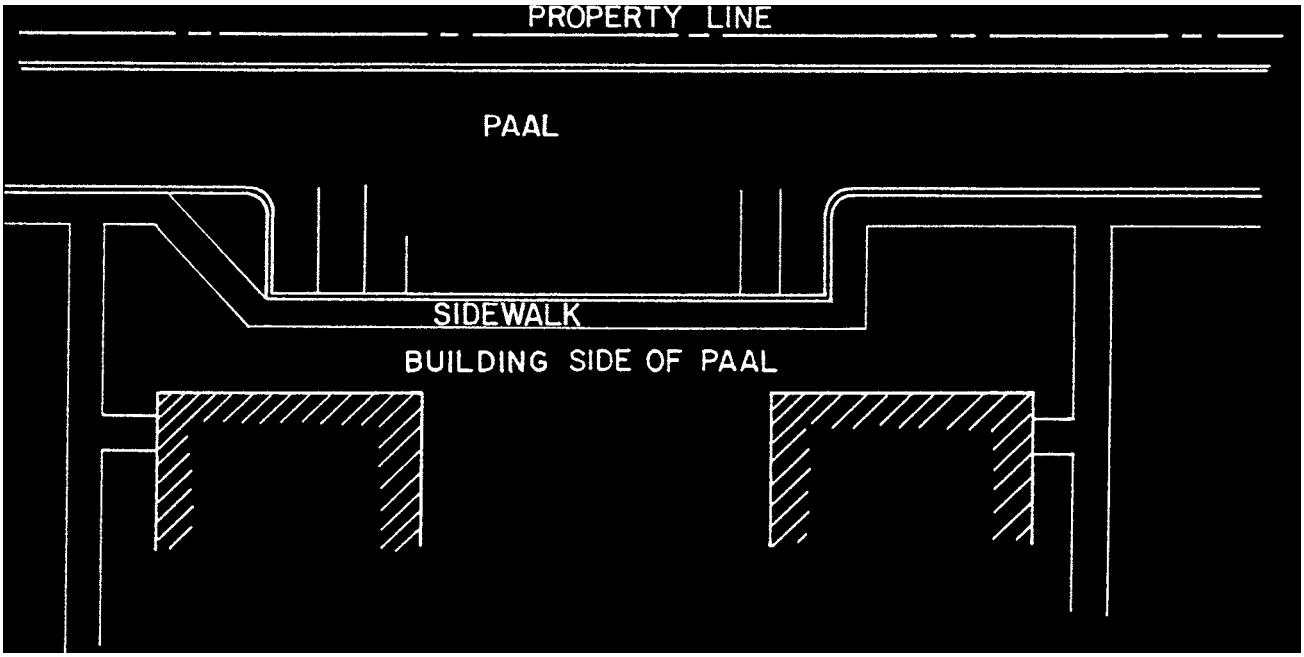


FIGURE 2 - SIDEWALK LOCATION, ADJACENT TO PARKING

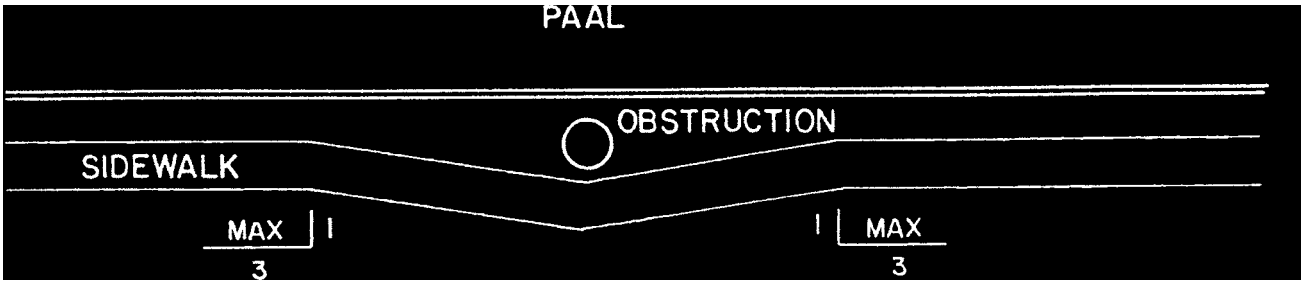


FIGURE 3 - SIDEWALK OBSTRUCTION CLEARANCE

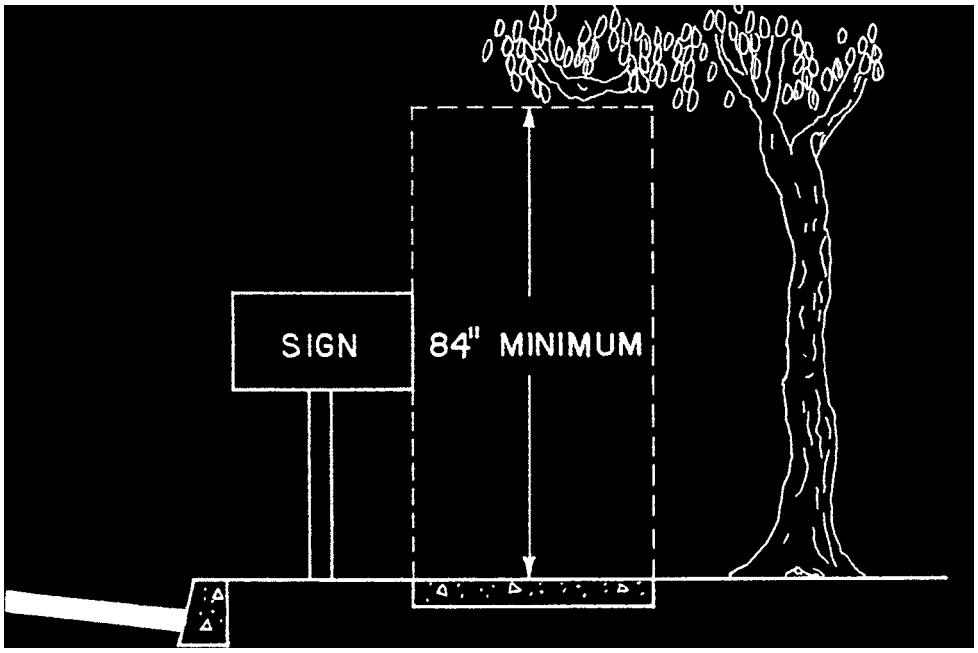


FIGURE 4 - SIDEWALK HEIGHT CLEARANCE

BICYCLE PARKING FACILITY DESIGN REQUIREMENTS

2-09.1.0 GENERAL
2-09.2.0 FACILITY SERVICE LEVELS
2-09.3.0 ACCESS TO BICYCLE PARKING FACILITY
2-09.4.0 PARKING LOCATION
2-09.5.0 BICYCLE PARKING LAYOUT AND SECURITY
2-09.6.0 FACILITY MAINTENANCE
2-09.7.0 MODIFICATIONS AND APPEALS
2-09.8.0 LIST OF FIGURES

2-09.0.0 BICYCLE PARKING FACILITY DESIGN REQUIREMENTS

2-09.1.0 GENERAL.

1.1 Purpose. The purpose of this Development Standard is: 1) to carry out the purpose of Sec. 3.3.0, Motor Vehicle and Bicycle Parking Requirements, of the City of Tucson *Land Use Code (LUC)* which is to provide reasonable requirements for off-street parking for vehicles and bicycles, and 2) to provide design guidelines for bicycle facilities in accordance with regulations listed in the City of Tucson *LUC*.

1.2 Application. This Standard will apply when required by the City of Tucson *LUC* or when mandated by regulations enforceable by the City.

1.3 Definitions. Definitions for words used in this Standard are found in Sec. 6.2.0 of the *LUC* or the Development Standards Glossary.

2-09.2.0 FACILITY SERVICE LEVELS.

2.1 Minimum Requirements. The minimum requirements for classes of bicycle parking facilities required by Sec. 3.3.4 of the *LUC* are described below.

2.2 Class 1- Long -Term Bicycle Parking. The covered, secured bicycle parking facility protects against direct sunlight and theft of the entire bicycle and of its components and accessories by the use of:

1. Bicycle lockers;

2. Check-in facilities;

3. Monitored parking;

4. Restricted access parking; or

5. Other means which provide the level of security as approved by the City of Tucson Development Services Department (DSD) Director.

(Examples of desirable Class 1 bike parking are shown in *Figure 1*.)

2.3 Class 2- Short-Term Bicycle Parking.

The facility provides a stationary object to which the operator can lock the bicycle (refer to Sec. 2-09.5.3 and Figures 2 and 3). Short-term bicycle parking must provide a secure, two-point support system that supports the bicycle and allows the user to securely lock the frame and wheels. Short-term bicycle parking must also not have sharp edges that can be hazardous to pedestrians, particularly persons with visual disabilities. Artistic bike parking is acceptable provided it has two points of support, does not have sharp edges, and meets siting criteria described in Sec. 2-09.4.0.

Acceptable racks include "inverted U", "A", "H", and "M" racks, post and loop racks, artistic racks, and others. Bicycle parking facilities can provide for paired parking using a single rack anchored in concrete. Multiple rack bicycle parking generally consists of two to four racks connected together as one larger unit that accommodates four to eight bicycles. Racks are designed to accommodate two bicycles, with one bicycle placed on each side of the rack.

Examples of desirable Class 2 bike parking are shown in Figures 2 and 3. Examples of undesirable bike parking that do not provide two-point support or have other undesirable characteristics are shown in Figures 4 through 7.

2-09.3.0 ACCESS TO BICYCLE PARKING FACILITY.

3.1 Bike Lanes. Access from a public right-of-way to on-site bicycle facilities will be provided.

3.2 Pedestrian Sidewalks. The bicycle access through the development will be separate from pedestrian ways. Vehicular access may be used as bicycle access. Bicycle access to a parking facility may cross a pedestrian way at a right angle.

2-09.4.0 PARKING LOCATION. All required Class 1 and Class 2 bicycle parking facilities will be located on site with access both to the public right-of-way and with pedestrian access to the main entrance of the principal use. Employee bicycle facilities may be separated from patron bicycle facilities.

4.1 Proximity to Main Entrances. Class 2 bicycle parking facilities will be located no more than 50 feet from the main building entrance(s) and will be along the front side of the building as well as along other sides of the building that have entrances (see Figure 8). Bicycle parking must not obstruct the approved pedestrian access.

4.2 Employee Parking. Class 1 bicycle parking facilities will be located as reasonably as possible for the convenience of the employee.

4.3 Separation from Automobile Parking. Bicycle parking facilities will be separated from vehicular parking and drive areas by a barrier or sufficient distance to prevent damage to the parked bicycles.

4.4 Visibility. Class 2 bicycle parking facilities will be clearly visible from the adjacent sidewalks, drives, and the main entrance(s)

2-09.5.0 BICYCLE PARKING LAYOUT AND SECURITY MEASURES. The following design criteria apply primarily to Class 2 facilities. Class 1 facilities, because of the additional security level, may not be subject to all of the parking layout design requirements. Class 1 facility layout is determined on a case-by-case review.

The design of a bicycle parking facility will ensure that required bicycle supports are designed so that bicycles may be securely locked to them without undue inconvenience. Each required bicycle parking space will be accessible without moving another bicycle.

5.1 Bicycle Parking Space Dimensions. Bicycle parking facilities typically provide for row parking with a rack or for paired parking using a center inverted U rack or similar rack as the anchor. Examples of inverted U-racks, A-racks, and post and loop racks are shown in Figures 2 and 3.

A. Multiple rack bicycle parking or single posts or racks placed in a row will allow a minimum seventy-two (72) inch length per bicycle parking space and a minimum thirty (30) inches between outer spaces of posts or racks. (Figure 9).

B. A minimum of thirty-six (36) inches will be provided between a bicycle parking space and a perpendicular wall or other obstruction measured

from the end of the bicycle rack to the perpendicular wall. A minimum of thirty (30) inches will be provided between a bicycle parking space and a parallel wall or other obstruction as measured from the side of the bicycle rack to the parallel wall (Figure 9).

5.2 Aisle Width. A five (5) foot wide access aisle measured from the front or rear of the seventy-two (72) inch long parking space will be provided beside each row or between two (2) rows of bicycle parking. (Figure 9) In high traffic areas where many users park or retrieve bikes at the same time, such as at schools or colleges, the recommended minimum aisle width is 72 inches.

5.3 Anchoring and Locks. The bicycle supports will accommodate:

A. Locking the frame and both wheels to the support with a U-shaped shackle lock if the front wheel is removed.

B. Locking the frame and one (1) wheel to the support with a U-shaped lock if both wheels are left on the bicycle.

C. Locking the frame and both wheels to the rack with a chain or cable not longer than six (6) feet without removal of the front wheel.

D. Bicycle racks and posts must be securely anchored in concrete.

5.4 Lighting. Lighting will be provided in a bicycle parking area such that all facilities are thoroughly illuminated and visible from adjacent sidewalks, ~~or~~ parking lots or buildings, during hours of use.

5.5 Covering for Class 1 Parking. Covering for Class 1 bicycle parking facilities may include any durable material that provides shade protection.

5.6 Parking Area Delineation. Areas set aside for bicycle parking must be clearly marked and reserved for bicycle parking only. The parking area will be delineated by striping, curbing, or by other equivalent method. Bicycle parking locations near roadways, parking lots or drives must be protected from damage by motor vehicles by use of bollards, curbs, concrete planters, landscape buffers, or other suitable barrier devices.

2-09.6.0 FACILITY MAINTENANCE. All bicycle parking facilities will be maintained in a manner that accommodates the use for which they are required.

6.1 Maintenance. Bicycle parking facilities will be maintained in good condition and kept clear of debris or other accumulated refuse.

6.2 Surface of Outdoor Parking. The surface of an outdoor parking facility may be surfaced in the same manner as the motor vehicle parking area or with a minimum of one (1) inch thickness of one-fourth (1/4) inch aggregate material. This surface will be maintained in a smooth, durable, and well-drained condition.

2-09.7.0 MODIFICATIONS AND APPEALS.

7.1 Modifications.

A. New Development. A modification to the requirements of this Standard may be requested of the Community Design Review Committee (CDRC) provided the modification is found to be justified and consistent with the intent and purpose of this Standard.

The CDRC review and decision will be as per Administrative Directive 1.02-9, included as part of the Development Standards Book as Standard 1-01.0.

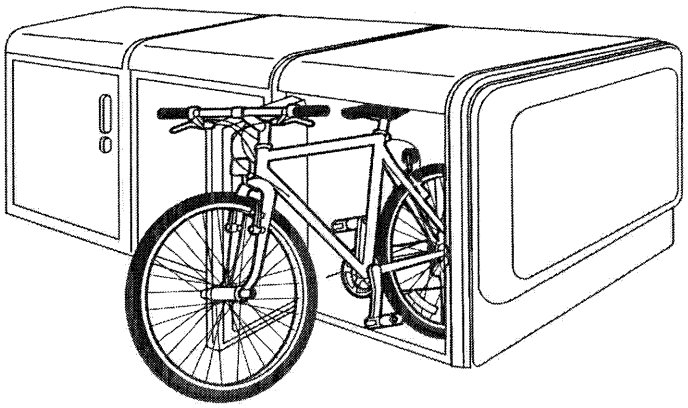
B. Existing Development. Existing Development that is required to be brought up to current code may request a modification from the City of Tucson Bicycle and Pedestrian Program Coordinator, if it can be shown that there is no practical way to meet these Standards. The requested modification may be forwarded to the Bicycle Advisory Committee (BAC) for review and recommendation at the discretion of the Bicycle and Pedestrian Program Coordinator.

7.2 Appeals. Appeals to decisions made by the CDRC under this Standard are to the Zoning Examiner. The process of appeals will follow the format established in Sec. 5.4.4.1of the *LUC*.

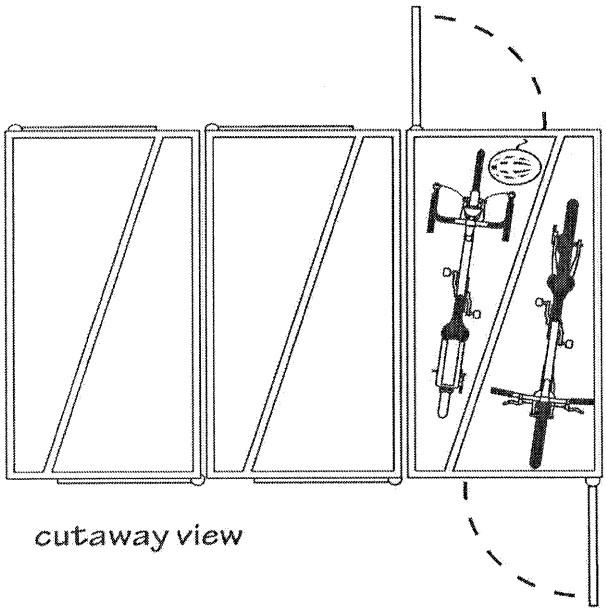
2-09.8.0 LIST OF FIGURES

Figure 1 - Acceptable Bike Locker Designs
Figure 2 - Acceptable Bike Rack Designs with Two Point Support
Figure 3 - Acceptable Bike Rack Designs with Two Point Support and Artistic Rack Designs
Figure 4 - Unacceptable Bike Rack Designs with Single Point Support
Figure 5 - Unacceptable Bike Rack Designs that Poorly Accommodate Bikes
Figure 6 - Unacceptable Bike Rack Designs that are Hazardous to Pedestrians
Figure 7 - Unacceptable Bike Rack Designs that Offer Insufficient Security for Bikes
Figure 8 - Required Bike Parking Location
Figure 9 - Required Bike Parking Space Dimensions

Lockers that properly secure bicycles.

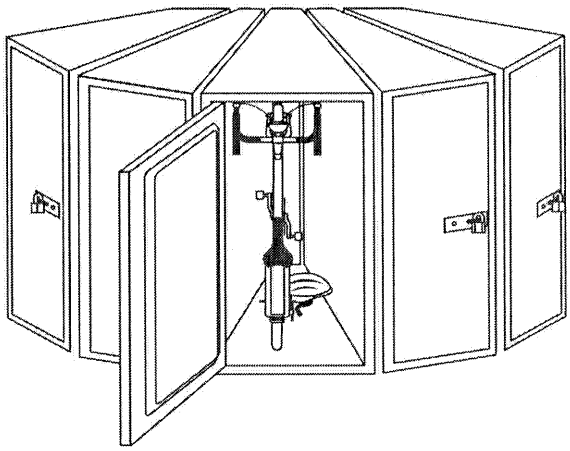


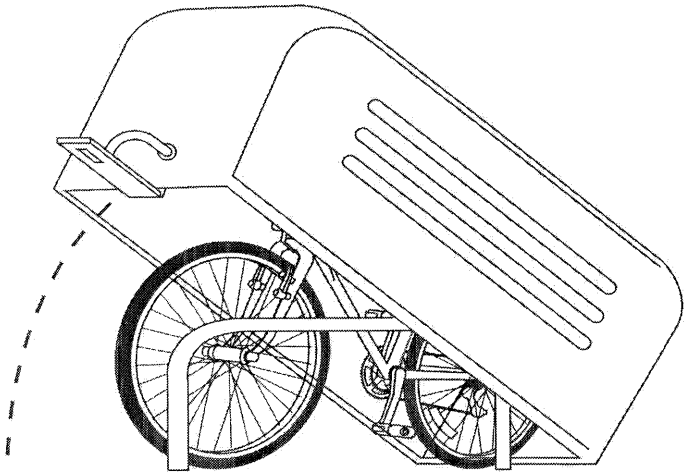
bank of lockers



cutaway view

vertical bike locker

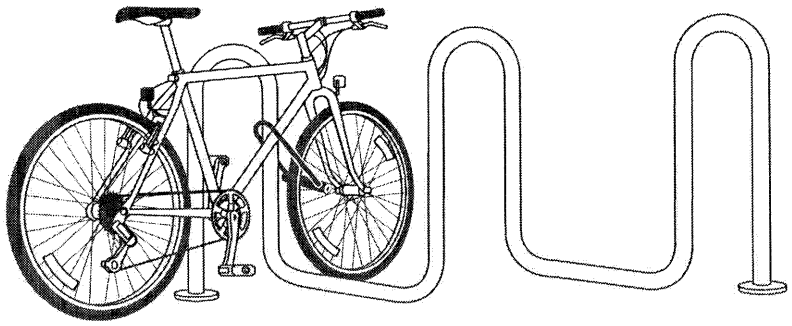




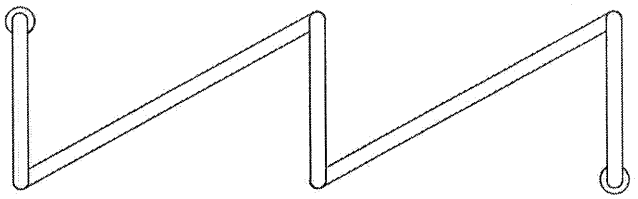
hinged cover type

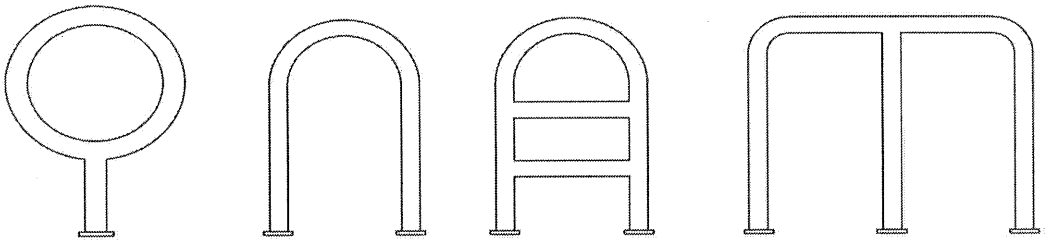
FIGURE 1 – ACCEPTABLE BIKE LOCKER DESIGN

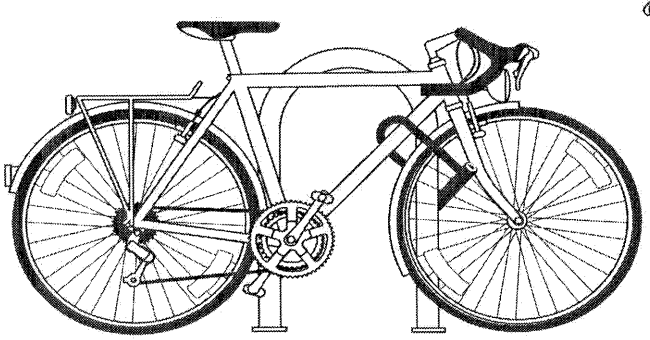
Racks that properly support bicycles.

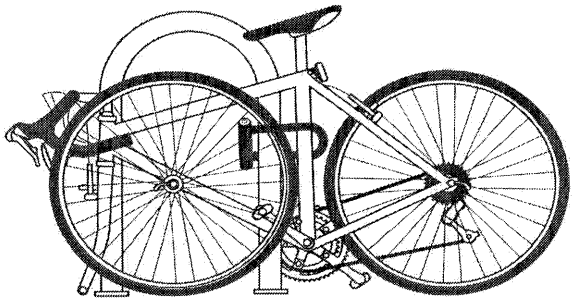


top view





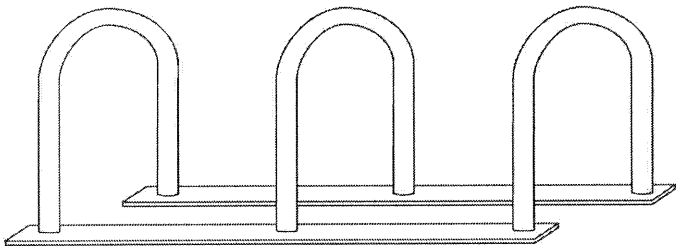


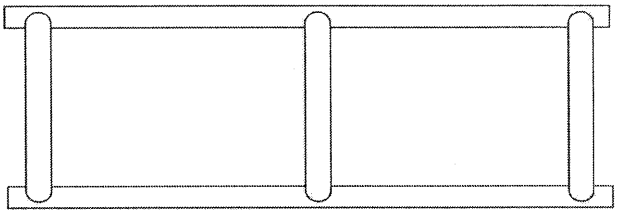


Good designs with two-point, 'flat panel' support. These allow for easy access and locking of frame and two wheels. These designs present no sharp edges to pedestrians.

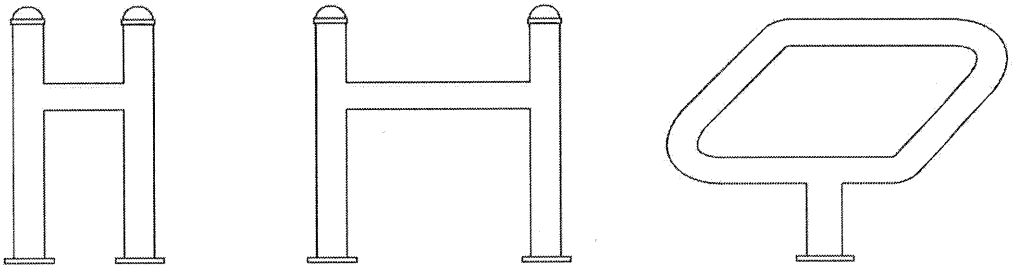
FIGURE 2 – ACCEPTABLE BIKE RACK DESIGNS WITH TWO POINT SUPPORT

Racks that properly support bicycles.

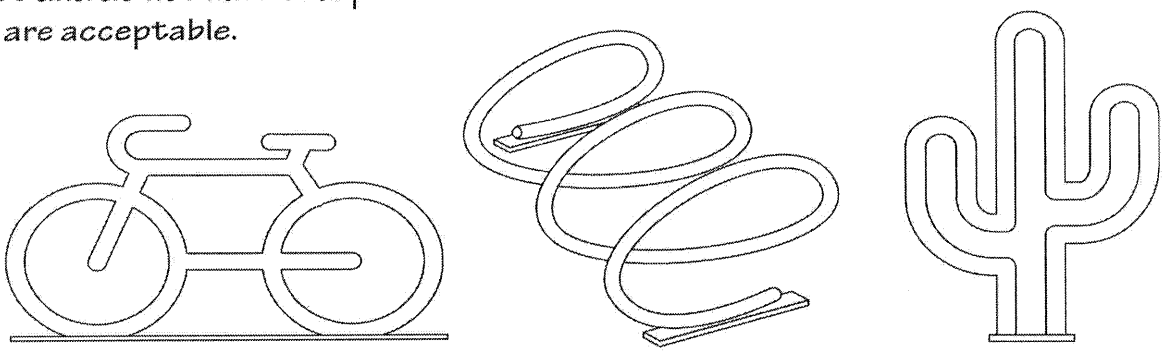




top view



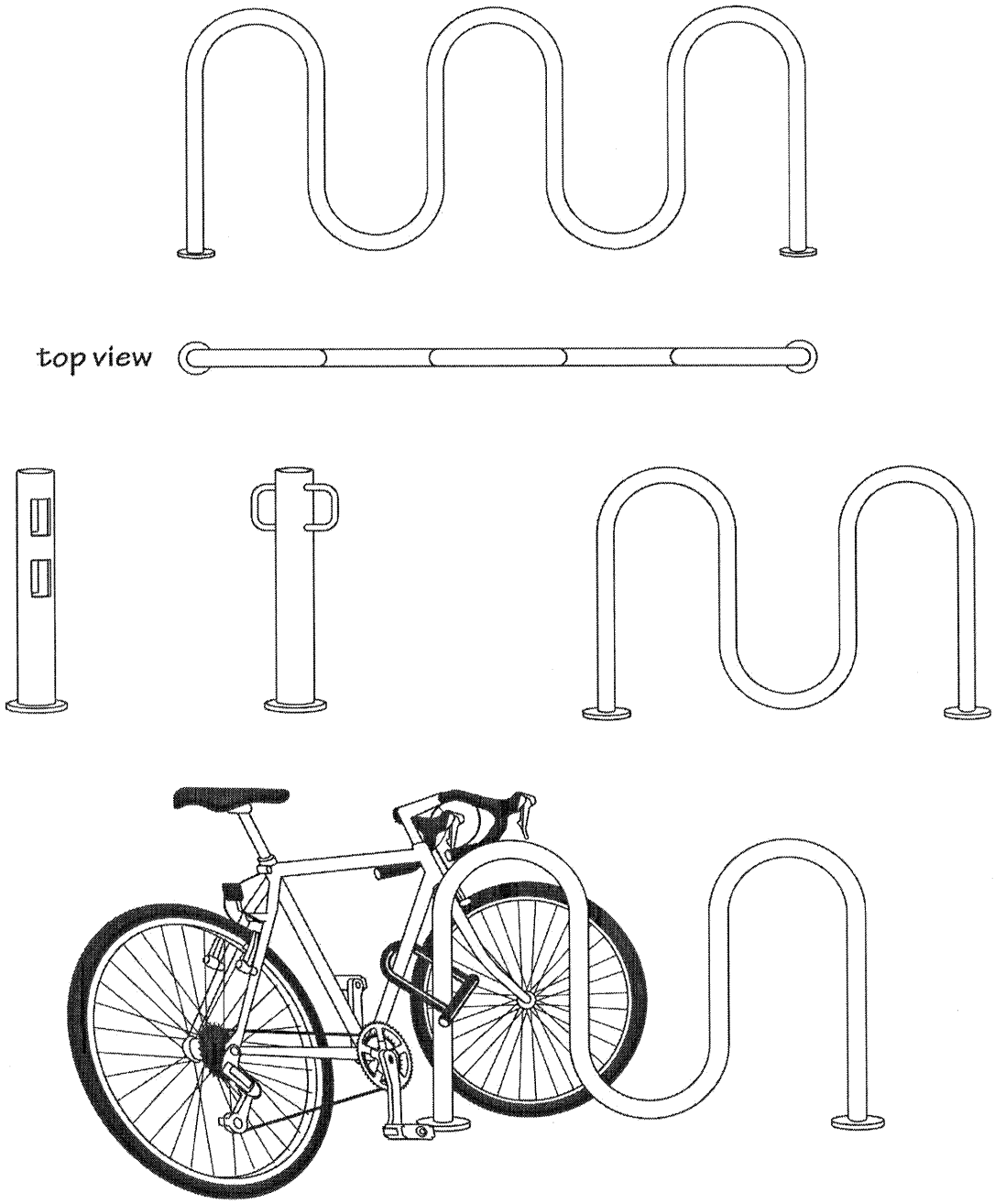
Artistic designs that provide two-point support and do not have sharp edges are acceptable.



Good designs with two-point, 'flat panel' support. These allow for easy access and locking of frame and two wheels. These designs present no sharp edges to pedestrians.

FIGURE 3 – ACCEPTABLE BIKE RACK DESIGN WITH TWO POINT SUPPORT AND ARTISTIC BIKE RACK DESIGNS

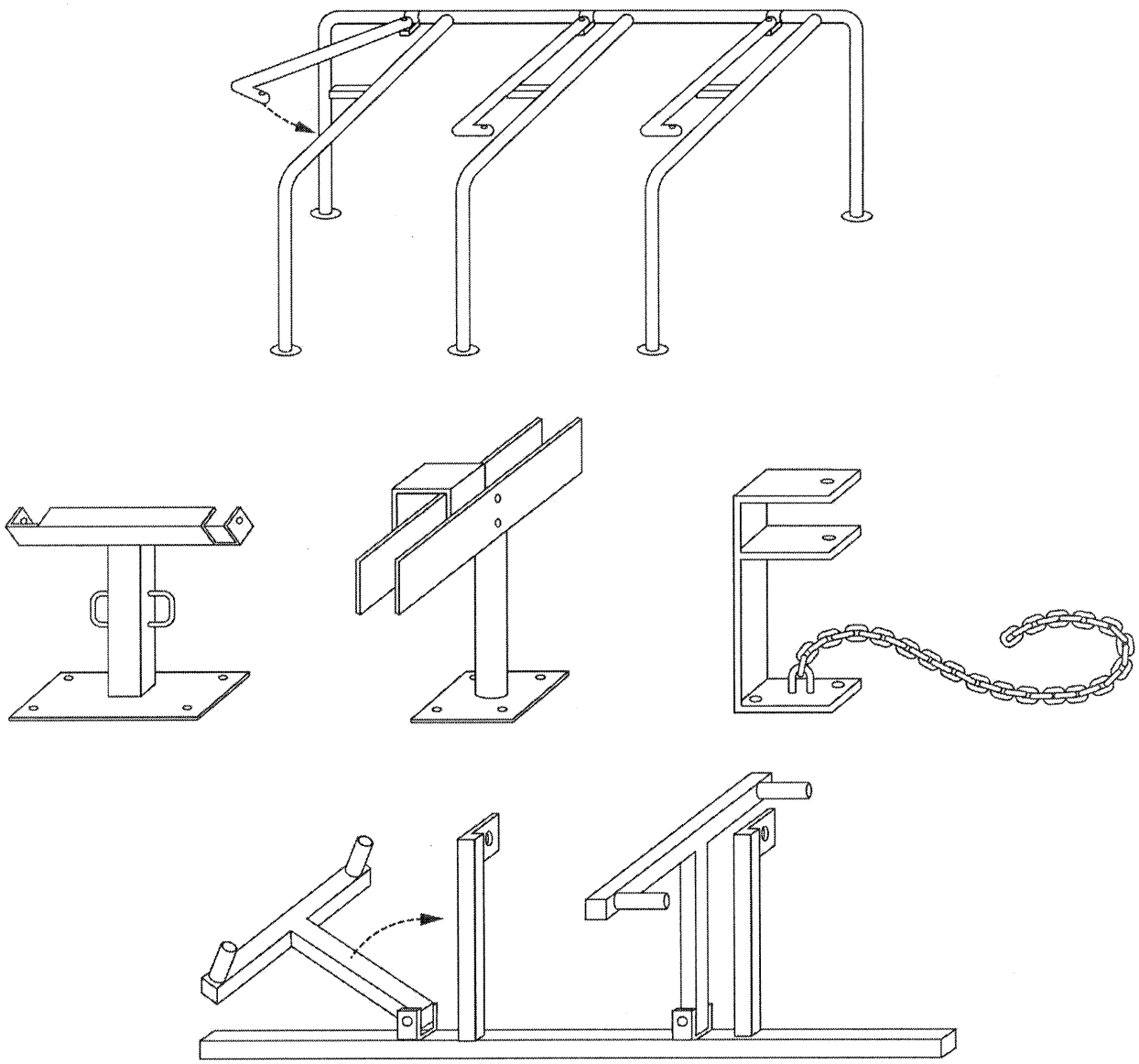
Racks that don't properly support bicycles.



These designs don't provide two-point support for bicycles. Bicycles can fall over easily and damage the finish. Bicycles could also fall into pedestrian right-of-way. Single post designs with sharp edges can be hazardous to pedestrians with visual disabilities.

FIGURE 4 – UNACCEPTABLE BIKE RACK DESIGNS WITH SINGLE POINT SUPPORT

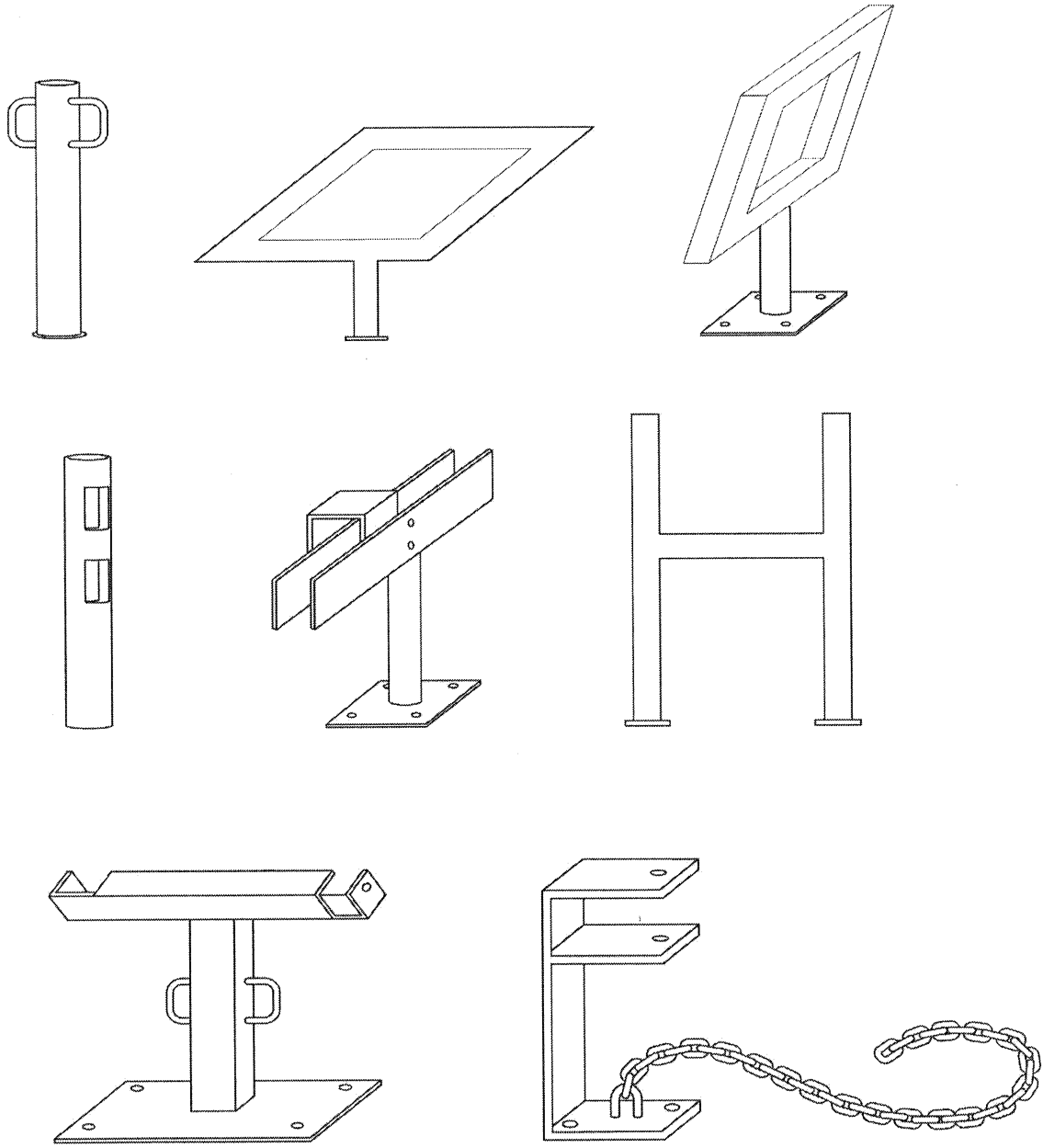
Racks that poorly accommodate bicycles.



These designs are made to accommodate traditional 'double diamond' frames with small diameter steel tubes. They don't often fit modern bicycle designs, large diameter aluminum frame tubes or full suspension bicycles. These types of racks can cause paint and frame damage to bicycles and can be a hazard to persons with visual disabilities.

FIGURE 5 – UNACCEPTABLE BIKE RACK DESIGNS THAT POORLY ACCOMMODATE BICYCLES

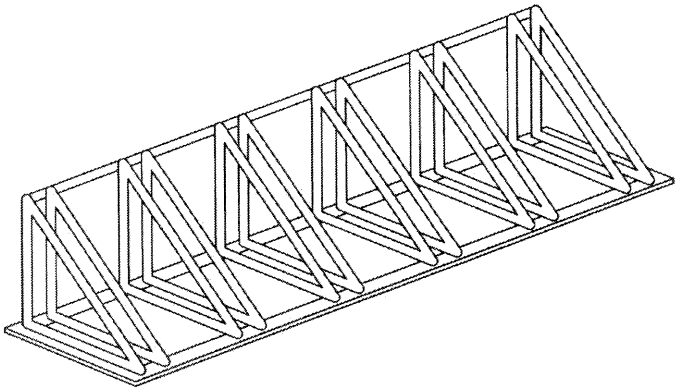
Rack designs that present hazards to pedestrians.

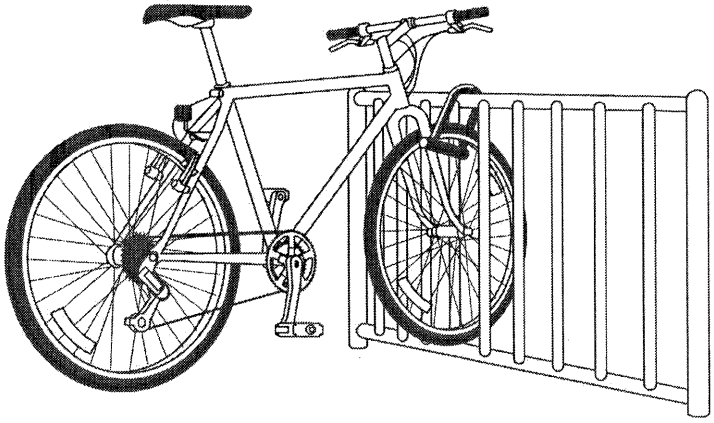


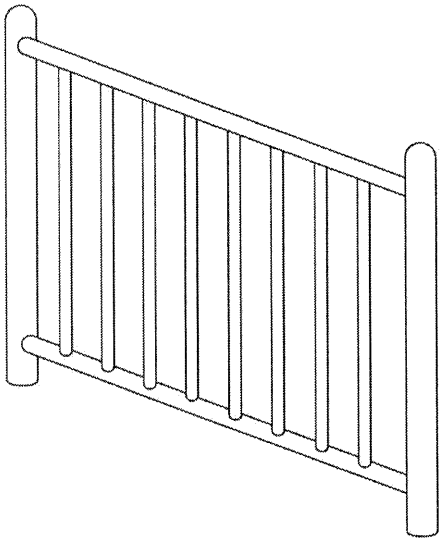
These designs present sharp edges and can be a hazard to pedestrians, especially persons with visual disabilities.

FIGURE 6 – UNACCEPTABLE BIKE RACK DESIGNS THAT ARE HAZARDOUS TO PEDESTRIANS

Racks that permit bicycle theft and can cause wheel damage.







Obsolete designs that only allow for locking of one wheel when used as designed. These types of racks contribute to the problem of bicycle theft. Also, because the rack only supports one wheel, rims can be easily bent.

FIGURE 7 – UNACCEPTABLE BIKE RACK DESIGN THAT OFFERS INSUFFICIENT SECURITY FOR BICYCLES

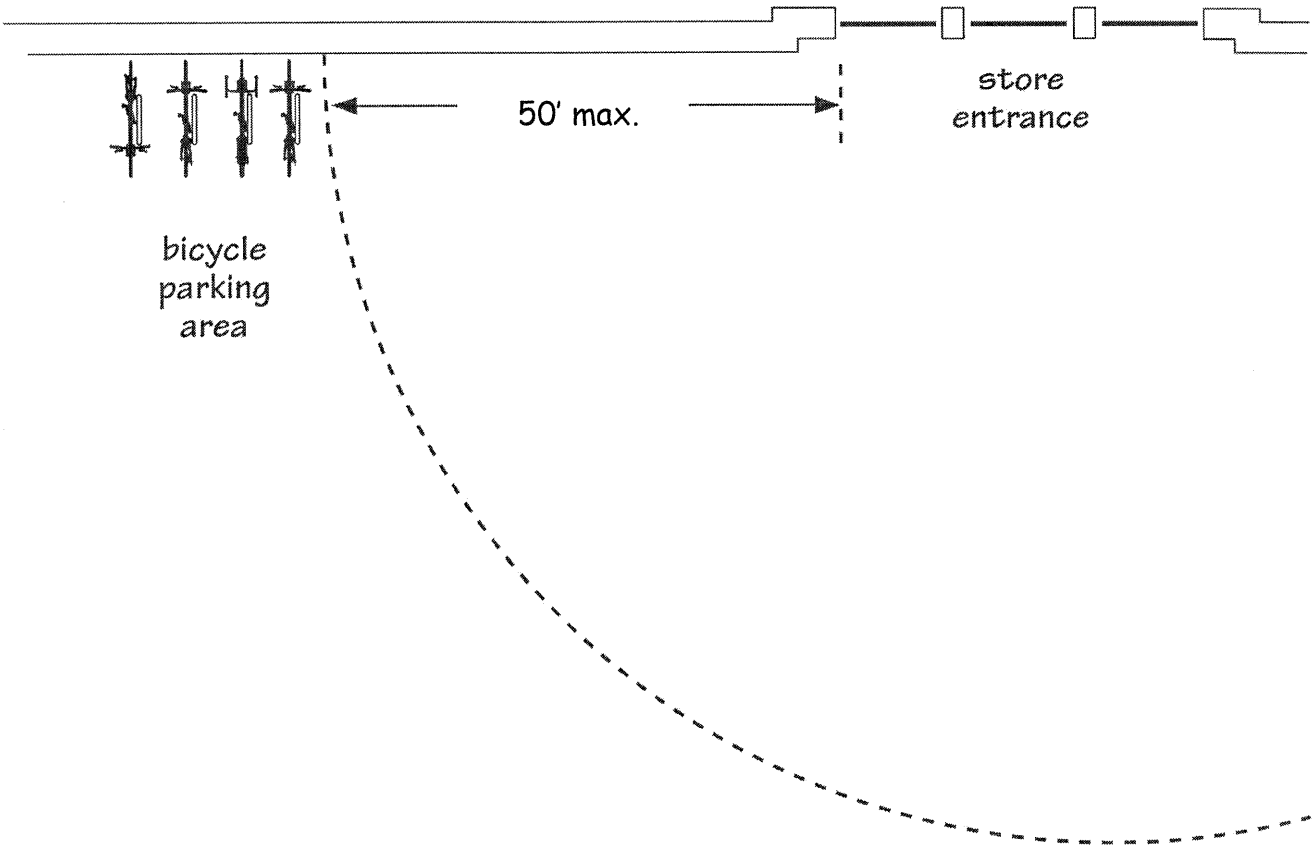
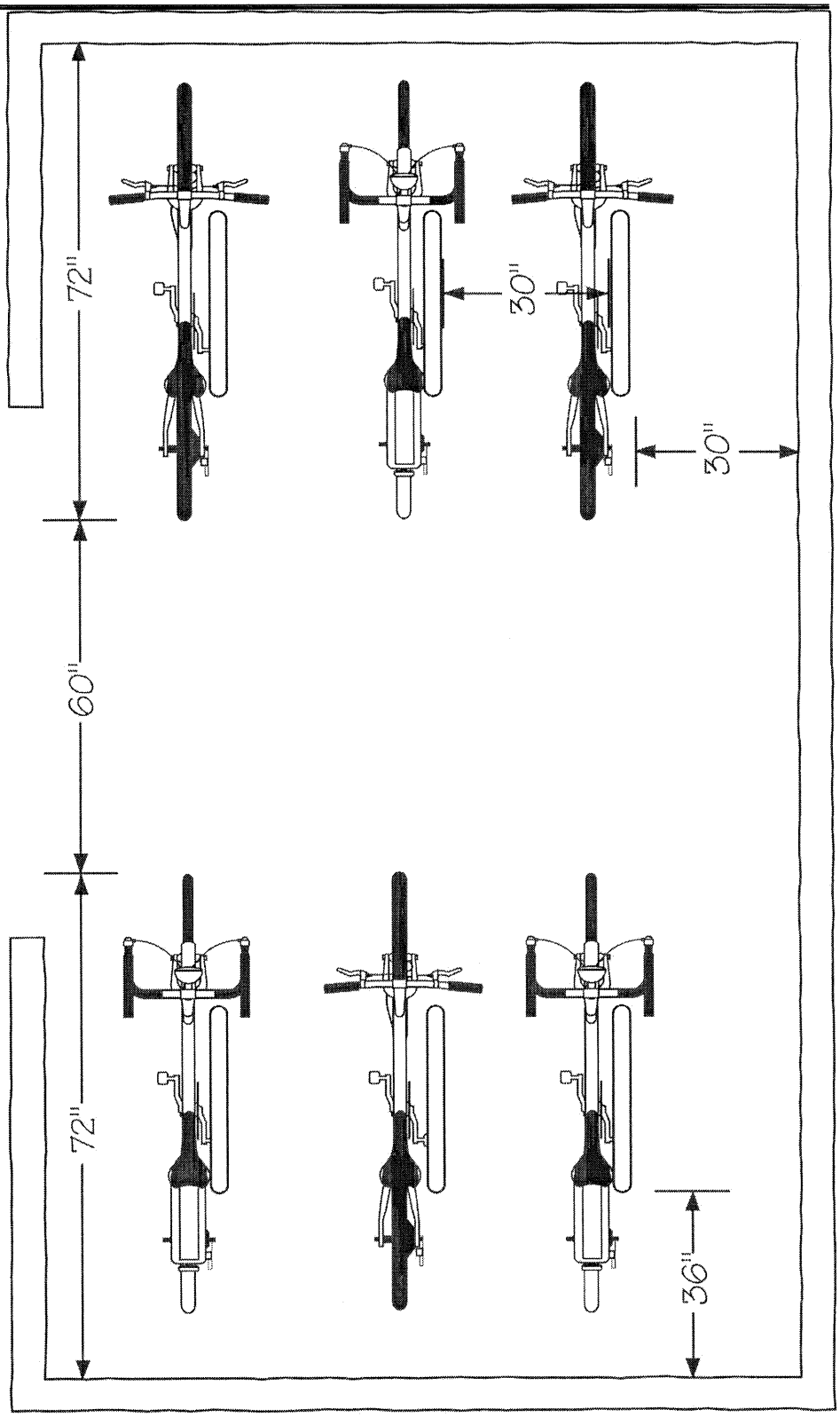


FIGURE 8 – REQUIRED BIKE PARKING LOCATION



Minimum clearances for bicycle racks.

FIGURE 9 – REQUIRED BIKE PARKING SPACE DIMENSIONS

FLEXIBLE LOT DEVELOPMENT (FLD) STANDARD

2-10.1.0 GENERAL
2-10.2.0 SUBMITTAL REQUIREMENTS
2-10.3.0 ADDITIONAL SUBMITTAL REQUIREMENTS
2-10.4.0 HISTORIC PRESERVATION REQUIREMENTS
2-10.5.0 GREEN BUILDING REQUIREMENTS

2-10.0.0 FLEXIBLE LOT DEVELOPMENT (FLD) STANDARD.

2-10.1.0 GENERAL.

1.1 Purpose. This Standard has been established for the purpose of informing applicants of preparation, submittal, and review requirements for Flexible Lot Developments (FLDs) so that proper and adequate information is presented in a consistent manner, thereby providing the basis for an efficient and timely review. It is intended that this Development Standard provide support and clarification to the FLD provisions, Sec. 3.6.1, of the Tucson *Land Use Code* (*LUC*).

This Standard does not waive any applicable City regulations or codes.

1.2 Definitions. Definitions for words and terms used in this Standard are found in the Development Standards Glossary or in Sec. 6.2.0 of the *LUC*.

2-10.2.0 SUBMITTAL REQUIREMENTS.

2.1 Tentative Subdivision Plat. The plat is to show compliance with the FLD regulations. A tentative subdivision plat must be prepared in compliance with Article IV of the LUC and Development Standard 2-03.0.0. Additionally, a tentative subdivision plat submittal must also include the following:

A. *Perimeter Yard Setback*. The perimeter yard setback line is to be shown. Perimeter yard widths are based on a minimum distance as listed in the *LUC* or on the height of the exterior walls of the proposed units, whichever provides a greater setback. If tall units are proposed that may affect the setback, it is recommended that those units be used to determine the setback line. This will provide the designer an idea of which units fit which lots, assuming there is more than one (1) model unit proposed. At the time of building permit application, the exact perimeter yard will be applied on each lot.

B. *Street Perimeter Yard*. The applicant is required to provide the following when requesting a reduction to the Street Perimeter Yard as described in Sec. 3.2.6.5 of the LUC:

1. A description of how the reduced setback enhances the architectural design or the vehicular circulation in the FLD; and,

2. A transportation impact analysis.

C. *Building Footprint*. Show the footprint of a unit on each lot or provide typical plot plan layouts for a corner lot, an interior lot, and a lot affected by the perimeter yard setback. These typicals are to be fully dimensioned and are to be drawn at a larger scale than the tentative plat. It is recommended that each lot be designed so that the largest proposed unit fits and still complies with Code requirements. This provides the greatest flexibility to the builder in terms of the size of the unit that can be sold for each lot. If this cannot be done, use the footprint of the largest unit that will fit on each lot.

D. Provide, by note on the plat, the developable area, density, and site coverage calculations. If the use of a density increase is proposed, as permitted under Sec. 3.6.1.2.B of the *LUC*, indicate which of the provisions is being utilized and how the increased density criteria are being met.

E. For FLD projects that have lots of less than four thousand (4,000) square feet submit the following:

1. Floor plans or drawings of the footprint of each unit, showing exterior dimensions. If only dimensioned building footprints are provided, be certain that locations of second floors (if applicable), front entrances, and motor vehicle parking spaces are noted. The floor plans can be preliminary plans and do not have to be complete construction drawings.

   Plans can be reviewed in a more timely manner if copies of the building footprints drawn at the same scale as the plat are provided. This allows staff the ability to check which models fit which lots using a light table, instead of performing the tedious lot-by-lot math work.

2. Building elevations of all proposed units with height dimensions. These assist in determining compliance with perimeter yard setbacks and screening of mechanical equipment. The elevations can be preliminary drawings. The model home construction plans will be used to determine exact setbacks and screening requirements at the time of application for building permits.

3. A list indicating which model homes fit which lots. Unless a lot is planned for another use, each lot will be designed so that at least one of the model units fits on the lot in compliance with Code requirements. The list should indicate whether optional covered patios, porches, etc., will still allow the unit to fit on the lot in compliance with requirements.

F. Additional information on compliance with Sections 3.6.1.2.B.2.c (Historic Preservation) and 3.6.1.2.B.2.h (Green Building) of the *LUC* are provided in Sections 2-10.4.0 and 2-10.5.0 of this Standard.

2.2 Development Plan. A Development Plan is required only if a subdivision plat is not required. A Development Plan must be prepared in compliance with Development Standard 2-10.0.0 and include the information described in 2-10.2.1.A – E.

2-10.3.0 ADDITIONAL SUBMITTAL REQUIREMENTS. FLD applications may also require the following information. Two (2) copies of the information are to be submitted unless specifically stated otherwise.

3.1 Privacy Mitigation Plan. Refer to Section 3.6.1.5.A.2 (Privacy Mitigation) for applicability requirements and development criteria. The Privacy Mitigation Plan shall at a minimum include the following:

A. A plan identifying the lots and/or units that must provide privacy mitigation;

B. Photographs of the site and its interface with the adjacent properties documenting the existing conditions; and,

C. Drawings, such as elevations and landscape plans, and a written description of the proposed mitigation techniques demonstrating compliance with 3.6.1.5.B. The plan shall also include when practicable additional design elements to increase privacy such as the siting angle of buildings, windows, and lots.

3.2 Architectural Variation Plan. Refer to Section 3.6.1.6.B (Architectural Variation) for applicability requirements and development criteria. The Architectural Variation Plan shall at a minimum include the following:

A. A plan identifying the lots and/or units that must provide architectural variation pursuant to Sec. 3.6.1.6.B.2 (Applicability).

B. Drawings, such as elevations and building footprints, and a written description of the proposed architectural variation techniques demonstrating compliance with 3.6.1.6.B.3.

3.3 Covenants, Conditions, and Restrictions. Three (3) copies of Covenants, Conditions, and Restrictions (CC&Rs) are required if there is to be an association of home owners to assume responsibility for the ownership and maintenance of commonly-owned property.

Two (2) copies of protective covenants or common use agreements are required if shared areas are to be established by easements over individually-owned property.

2-10.4.0 HISTORIC PRESERVATION REQUIREMENTS. Sec. 3.6.1.2.B.2.c of the FLD provisions in the *LUC* allows an FLD to be developed with a density increase if the project includes preservation of a historical site, structure, or landmark or if the project leads to preservation or scientific study and documentation of a historical site, structure, or landmark. To comply with this requirement, an archaeological study is required to determine the potential for designation as a prehistoric or historic site or structure.

4.1 Study Requirements. In the study, the following steps must be completed as they relate to each individual site within the project, unless determined unnecessary as outlined within this criterion. The information contained in these steps will include: the extent of such sites or structures; the extent of data collection on each site; and the potential for preservation of each site, including methods or plans for such preservation. This criterion

is considered satisfied upon approval by the City of a report, completed by a qualified archaeologist, which provides evaluation of all steps.

The steps in an archaeological study are as follows:

Step 1. A preliminary study to determine the presence of prehistoric or historic sites. This is accomplished by a thorough walk-through survey of the project site prior to any disturbance. The result of this step is an evaluation of the potential for prehistoric or historic sites within the project site, according to Step 2.

Step 2. A testing of possible sites identified during the preliminary and post-grading studies. This is usually accomplished by a more detailed survey, with collection of surface artifacts; digging of test pits in possible sites; or trenching to determine the depth of a site, the approximate number of features in the site, and more specific identification of the extent of the site. The result of this step is a more detailed evaluation of site potential in terms of area extent, possible age, complexity (such as multiple occupations), and number of features (such as the number of pit houses, extramural features, storage houses, or ball courts in Hohokam villages).

Step 3. Excavation of site features to retrieve maximum data about the site. Excavation is done within the context of a scientific research design or plan and prior to destruction of the site for development. The research design or plan specifies questions to be answered by the excavating, lists methods of getting answers (including the percent of the site to be excavated), and gives special techniques to be used (such as radio carbon dating, pollen analysis, dendrochronology, etc.). The result of this step is a report on the excavation, an analysis of the material collected, and a synthesis of results into scientific literature or prehistoric reconstruction.

If a site or structure is identified by the archaeological study as being of significant magnitude and meeting the eligibility criteria for the National Register of Historic Places, it is to be preserved. Preservation may be pursued in a number of ways, such as, but not limited to: incorporation into the project design as common area; dedication as a conservation easement to the appropriate governmental or nonprofit agency; offer of sale, at appraised value, to the appropriate governmental agency; or dedication at nominal cost to the appropriate governmental agency. Such dedicated property may be used to calculate densities.

2-10.5.0 GREEN BUILDING REQUIREMENTS. Sec. 3.6.1.2.B.2.h of the FLD provisions of the *LUC* allows the development of an FLD with a density increase if the project is designed and located in such a way as to comply with the energy efficiency requirements listed below. The energy efficiency requirements are grouped into three (3) categories: infrastructure, siting, and design. These three (3) categories list a total of thirty-one (31) criteria. Projects meeting a minimum of twenty (20) criteria of the thirty-one (31) comply with the requirements of this provision.

The energy efficiency requirements may not be modified through the Development Standard modification process. Any request to deviate from or waive any of the criteria is acted on by the Board of Adjustment as required for any other density increase request.

5.1 Infrastructure.

A. The project boundary is within one-fourth (¼) mile of an existing bus line.

B. The project is located in a low water-lift zone (below an elevation of twenty-seven hundred [2,700] feet).

C. The project qualifies as urban infill, e.g., there is an existing R-1 subdivision or more intense development within one-fourth (¼) mile of the project boundaries on all sides.

D. The project is located within one thousand (1,000) feet of existing water, electric, and natural gas distribution lines of sufficient capacity to serve the project.

E. The project is a mixed commercial and residential use, either designed as a consolidated project or by its relation to adjacent commercial projects.

F. The project is located within one (1) mile of the University of Arizona or the Downtown District.

G. The project is located within two thousand (2,000) feet of:

1. an existing neighborhood shopping center; or

2. property for which a final or conditional ordinance has been adopted rezoning the property for such use; or

3. property for which a building permit has been issued, and is still current, for the construction of such use.

H. The project is located within four thousand (4,000) feet of:

1. an existing regional shopping center; or

2. property for which a final or conditional ordinance has been adopted rezoning the property for such use; or

3. property for which a building permit has been issued, and is still current, for the construction of such use.

I. The project is located within thirty-five hundred (3,500) feet of an existing or reserved neighborhood park, regional park, or other public recreational or community facility.

J. The project is located within one thousand (1,000) feet of a school which meets all the requirements of the compulsory education laws of the State of Arizona.

K. The project boundary is thirty (30) percent or more contiguous to an existing R-1 subdivision or more intense development.

L. The project is located within three thousand (3,000) feet of a major employment center.

M. The project is located within one-half (½) mile of public bike paths and incorporates bike paths which connect to these.

5.2 Siting.

A. Buildings are designed with windows oriented to provide at least five (5) hours of solar access on December 21 between the hours of 9 a.m. and 4 p.m.

B. Buildings are designed to provide complete shade to all windows on June 21. On new construction, shading devices which require manual operation to accomplish the shading do not qualify as building design that provides shade.

C. Building design and deciduous landscaping at maturity are integrated into the project to provide shade to eighty (80) percent of the east and west facing walls on June 21. On new construction, landscaping alone does not satisfy this criterion.

D. Paved areas, such as principal sidewalks and parking areas, are shaded with deciduous shade trees or architectural shading elements, such as trellises, roofs, etc. Principal sidewalks are those which provide access from parking to each unit and from each unit to all common areas. Shade trees in a parking area are to be within a protected landscaped area with a minimum width of five (5) feet and at a ratio of two (2) trees for every three thousand (3,000) square feet of parking area.

E. Eighty (80) percent of all buildings are located and constructed to provide at least five (5) hours of solar access to three-fourths (¾) the height of the south wall on December 21. This requirement must take into account walls and vegetation which could block solar access.

F. Eighty (80) percent of the buildings within the project are positioned with the longer axis, if any, oriented within twenty-two (22) degrees of a true east/west direction.

5.3 Design.

A. At least eighty (80) percent of the dwelling units are constructed with common walls.

B. All buildings are earth sheltered, partially protected by earth berms, or built into an existing hillside or slope.

C. All buildings are constructed with insulation at foundations and floor slabs at grade.

D. All building envelopes have an overall average thermal resistance value (R value) of twenty-four (24) or greater.

E. Buildings have windows that can be opened and which are oriented between twenty (20) and seventy (70) degrees of prevailing diurnal wind patterns to provide natural through ventilation. The windows are to be double glazed and spaced at least three (3) feet apart.

F. Individual units feature a minimum area of glass, to be less than ten (10) percent of the exterior wall area.

G. At least eighty (80) percent of the residential buildings do not have windows on the east facade.

H. At least eighty (80) percent of the residential buildings do not have windows on the west facade.

I. The residential buildings include overhangs on the south facade to provide shading during the summer months.

J. At least eighty (80) percent of the units in the project have screened porches.

K. At least eighty (80) percent of the dwelling units are designed to provide a private unroofed outdoor space for sleeping, such as a rooftop deck or sun porch.

L. At least eighty (80) percent of all buildings are constructed with light-colored roofs and walls.

2-12.0.0 reserved

Note: DS 2-12 Hillside Development Zone Standard has been renumbered 9-01.

2-13.0.0 reserved

Note: DS 2-13 Floodplain, WASH and Environmental Resource Zone (ERZ) has been renumbered 9-06.

NATIVE PLANT PRESERVATION STANDARD

2-15.1.0 GENERAL
2-15.2.0 REQUIREMENTS FOR EXCEPTIONS
2-15.3.0 NATIVE PLANT PRESERVATION PLAN SUBMITTAL STANDARDS
2-15.4.0 SALVAGE AND TRANSPLANTING METHODOLOGY
2-15.5.0 TAGGING AND FLAGGING PROCEDURES
2-15.6.0 FENCING STANDARDS
EXHIBIT I NATIVE PLANT PRESERVATION WORKSHEET

2-15.0.0 NATIVE PLANT PRESERVATION STANDARD.

2-15.1.0 GENERAL.

1.1 Purpose. This Standard is established to assure that proper techniques are used in all aspects of conforming with the Tucson *Land Use Code* (*LUC*) Native Plant Preservation Ordinance.

1.2 Definitions. Definitions for words used in this Standard are found in the Development Standards Glossary or in Sec. 6.2.0 of the *LUC*.

2-15.2.0 REQUIREMENTS FOR EXCEPTIONS. Applications of exceptions from the Native Plant Preservation requirements per Sec. 3.8.3.4.D and Sec. 3.8.3.4.E of the *LUC* are reviewed through a Type I Administrative Procedure, Sec. 5.4.3.1. Submittal requirements for that procedure require documentation that the site does not contain, or the proposed project does not impact, Protected Native Plants. Applications are made to the Development Services Department (DSD). Submittal requirements shall consist of one (1) or more of the following items.

A. An aerial photograph, taken within a maximum of three (3) years of submittal, of the site at a minimum 1" = 100' that delineates the site boundaries and clearly shows the absence of plants within those boundaries or a site plan or development plan that clearly shows that construction will not impact any plants. Any aerial photograph submitted, which was taken more than one (1) year prior to submittal, shall be accompanied by a letter stating that the site is substantially unchanged from the date of the aerial photograph.

B. A signed statement from one of the plant professionals listed in the *LUC*, Sec. 3.8.4.4, who has visited the site and verified that Viable Protected Native Plants are not located on the subject site.

C. Other documentation, acceptable to the DSD Director, which clearly indicates that the site does not contain, or the project will not impact, Protected Native Plants. Such documentation includes, but is not limited to, photographs of the site taken from all sides of the property and a signed statement from the property owner that Protected Native Plants are not located on the subject site.

2-15.2.0 REQUIREMENTS FOR EXCEPTIONS. (Cont'd)

D. Based on factors such as the size of the site, site location, topography, and proximity to significant natural features, the DSD Director may require submittal of specific items above.

2-15.3.0 NATIVE PLANT PRESERVATION PLAN SUBMITTAL STANDARDS. A Native Plant Preservation Plan shall consist of the information itemized below according to the preservation and mitigation methodology chosen by the applicant. Additional information may be required by the DSD Director in order to ensure that the purpose of Sec. 3.8.4, General Provisions and Requirements, of the *LUC*, is fulfilled.

3.1 Native Plant Inventory for the Plant Inventory Methodology, the Plant Appraisal Methodology, and the Combined Methodologies (Outside of Set Aside Areas).

A. A Native Plant Inventory containing the following elements:

1. All Viable Protected Native Plants shall be tagged with an embossed metal, or approved equal, inventory number. Tagging is not required in those areas that are to remain undisturbed. If the sampling method is used to estimate Protected Native Plants, only the Protected Native Plants required to be either Preserved in Place (PIP) or Transplanted on Site (TOS) shall be tagged.

2. A list of all Protected Native Plants as designated in Sec. 3.8.5 of the *LUC* located on the site including all Saguaros; all trees with a caliper of at least four (4) inches measured at six (6) inches for single-trunked specimens and twelve (12) inches for multitrunked specimens above grade level at the base of the tree, per Sec. 6.2.3 of the *LUC*; all shrubs equal to or greater than three (3) feet in height; all succulents equal to two (2) feet in height or greater; and all cacti. The list shall include the identification number, genus and species, and size. If the Plant Inventory Methodology is chosen, then the Native Plant Viability and Transplantability Status (see Sec. 2-15.3.2) of all Protected Native Plants on the site shall be listed. If the Plant Appraisal Methodology is chosen, then the appraisal value of each plant removed from the site shall be listed.

3. An aerial photograph, taken within a maximum of three (3) years of submittal, at a minimum scale of 1" = 60' showing the site's boundaries, the locations of all Protected Native Plants within those boundaries, and the plants' identification numbers keyed to the inventory list in Sec. 2-15.3.1.A.2. Any aerial photograph submitted, which was taken more than one (1) year prior to submittal, shall be accompanied by a letter stating that the site is substantially unchanged from the date of the aerial photograph.

3.1 Native Plant Inventory for the Plant Inventory Methodology, the Plant Appraisal Methodology, and the Combined Methodologies (Outside of Set Aside Areas). (Cont'd)

4. Areas of the site containing communities of Protected Native Plants with a low plant Viability rating (as in the case of plants damaged by fire, frost, flood, insects, disease, or other natural damage) may be evaluated as a group without inventory. These areas shall be clearly delineated and annotated on the aerial photograph inventory map.

5. Areas of the site may be sampled to estimate representative numbers of Protected Native Plants. These sampling techniques can be applied to any of the methodologies chosen to comply with the ordinance. Areas of the site must be inventoried by sampling typical identifiable areas for each genus and species and estimating representative plant numbers per square acre of the total site area. The samples must be representative of the Viable species found on-site and shall not be less than twenty (20) percent of the total site. If various plant associations (upland, riparian, xeroriparian, etc.) are found on one site, then a sample of not less than twenty (20) percent of each defined plant association, by its respective site area, shall be inventoried. Under any methodology, Ironwoods and Saguaros shall be inventoried individually and not by sampling. Staff reserves the right to reject sampling to establish an inventory of plant counts, on a case-by-case basis.

6. Sites that use the sampling method for inventory of Protected Native Plants will require field tagging of those plants to be PIP or TOS. All PIP plants must be identified on the aerial photo and must be tagged, flagged, and fenced. In a summary, the total number of plants, by genus and species, that must be PIP or TOS and the required mitigation numbers shall be listed. This summary shall be located on the NPPO plan and any associated Landscape/Mitigation Plan. Protected Native Plants to be TOS may be identified individually or in a "pool count." The "pool count," or total number of required TOS Protected Native Plants, shall match the totals in the summary and may vary according to field conditions; and therefore, final selection will be that of the "plant professional" and the salvage contractor. Once the total number of plants to be TOS, by genus and species from the summary, has been identified in the field, they must be tagged and flagged for TOS. Plants within a designated Natural Undisturbed Open Space (NUOS) area, under any method, do not require individual tagging or flagging since their boundaries will be fenced.

3.2 Native Plant Viability and Transplantability Status for the Plant Inventory Methodology. The Native Plant Viability and Transplantability Status shall be determined for each native plant of the minimum size and shall be used to determine numbers and locations of plants required for preservation.

3.2 Native Plant Viability and Transplantability Status for the Plant Inventory Methodology. (Cont'd)

A. *Plant Viability Criteria.* Plant Viability is based upon plant health, age, and form. Plants rated Low are not considered Viable and are not required to be assessed according to the Transplantability Criteria. Plants rated Medium or High are considered Viable and shall be assessed under the Transplantability Criteria.

1. *High.* A high plant Viability rating shall be assigned to plants meeting the following criteria:

a. *Health:* plant health is good to excellent with no major infestations of pests or apparent diseases.

b. *Age:* plant age is young or mature with a likely chance of long survival.

c. *Form:* plant is relatively undamaged with a healthy branching habit.

2. *Medium.* A medium rating shall be assigned to plants which do not meet all of the criteria for a high rating but have sufficient merit, in the opinion of the qualified professional conducting the inventory, to warrant preservation.

3. *Low.* A low plant Viability rating shall be given to plants meeting any one or more of the following:

a. *Health:* plant health is poor. Generally the result of severe infestations of pests or diseases or a lack of water over time.

b. *Age:* plant is in a state of decline, suggesting a low probability of lengthy survival.

c. *Form:* plant form and character is severely damaged. For trees, this may include new branches from large, old, dead trunks or weak branching habit.

B. *Plant Transplantability Criteria.* Plant Transplantability is based upon plant genus and species, size, soils, context, and topography. The following five (5) categories shall be inventoried to determine the ability to salvage the Viable plants which will not be preserved-in-place. Plants rated Low for Transplantability should not be considered for salvage and transplant. Plants rated Medium or High that are not preserved-in-place should be considered for salvage and transplant on-site or off-site.

1. *High.* A high rating for Transplantability shall be assigned to Viable plants which also meet the following criteria:

3.2 Native Plant Viability and Transplantability Status for the Plant Inventory Methodology. (Cont'd)

d. *Genus and Species:* has a high survival rate for reestablishment after transplant.

e. *Size:* overall plant dimensions are suitable for transplanting based upon the genus and species.

f. *Soils:* can be excavated, are cohesive, and seem capable of supporting the rootball system.

g. *Topography:* permits access with the appropriate equipment needed to remove plants and their rootball systems.

h. *Context:* adjacent plants do not pose a likely interference with root systems or interfere with plant removal.

2. *Medium.* A medium Transplantability rating shall be assigned to plants which do not meet all of the criteria for a high rating but do have sufficient merit, in the opinion of the qualified professional conducting the inventory, to warrant transplanting.

3. *Low.* A low rating for Transplantability shall be assigned to plants which also meet the following criteria:

d. *Genus and Species:* has a low survival rate for reestablishment after transplant.

e. *Size:* overall plant dimensions are not suitable for transplanting based upon the genus and species.

f. *Soils:* too rocky, sandy, or shallow to excavate a cohesive rootball system.

g. *Topography:* seriously limits access to the specimen by the appropriate equipment (i.e., steep slopes, rock barriers).

h. *Context:* adjacent plants interfere with removal or present likely conflicts with the rootball system.

3.3 Native Plant Analysis and Objectives for the Plant Inventory Methodology.

A. The **Analysis** of the inventory shall discuss in writing the criteria used to determine which plants and groups of plants will be preserved-in-place, salvaged and transplanted on-site, removed from the site, or destroyed, according to the plant status determined by the Native Plant Viability and Transplantability Status. Criteria may include, but are not limited to, health, vigor, wildlife value, environmental value, erosion control, soil structure, bedrock depth, slope, and the density and continuity of surrounding vegetation.

B. Based upon the analysis, a site plan, subdivision plat, or development plan shall be prepared to maximize achievement of the following prioritized objectives:

1. A site design which avoids disturbance of communities of Protected Native Plants and promotes the preservation-in-place of individual Protected Native Plants.

2. Transplanting on-site of salvaged Protected Native Plants into common areas; landscaped areas as required by the Landscaping and Screening Regulations (including into the future right-of-way areas identified by the City Engineer or designee that will not be utilized for future right-of-way improvements and with the City Engineer or designee's approval); disturbed wash areas; required retention/detention areas; disturbed landscape areas required to be revegetated, such as within Scenic Corridor Zones; and front yards of residential lots.

3. Salvage and transplanting off-site of any surplus Protected Native Plants which cannot reasonably be transplanted on-site.

3.4 Plant Preservation and Salvage Plan for the Plant Inventory Methodology.

A. A **Plant Preservation and Salvage Plan** on an aerial photograph, taken within a maximum of three (3) years of submittal, at a minimum scale of 1" = 60' showing the locations of the following. Any aerial photograph submitted, which was taken more than one (1) year prior to submittal, shall be accompanied by a note on the plans stating that the site is substantially unchanged from the date of the aerial photograph.

1. Limits of all areas to be graded.

2. Location of proposed roads and utility easements.

3. Existing topographic contours at two (2) foot maximum contour intervals.

4. Disposition of all Protected Native Plants keyed to the inventory list and showing the following designations:

3.4 Plant Preservation and Salvage Plan for the Plant Inventory Methodology. (Cont'd)

a. Plants to be preserved-in-place.

b. Plants to be salvaged and transplanted on-site. To the extent possible, plants should be transplanted directly to their permanent location on-site.

c. Plants to be salvaged and removed from the site.

d. Plants to be destroyed.

5. The location of a temporary holding nursery to be used for salvaged plants.

B. **Salvage and Mitigation Report** that details:

1. A summary by genus and species that details the total numbers of all Protected Native Plants inventoried.

2. The calculations used to determine, by genus and species, the numbers of replacement plants, if any, to be provided as mitigation for Protected Native Plants transplanted on-site, removed from the site, or destroyed. For assistance in determining these calculations, see ***Exhibit I***, Native Plant Preservation Worksheet. Any required landscape plans shall include a summary of plants required for mitigation and show their site location on the landscape plans. Any project that does not have required landscape plans shall have a landscape mitigation plan prepared to show the disposition of PIP, TOS, and required mitigation, as shown in the summary.

3. A schedule of salvage work to be accomplished including the timing and phasing of all tree boxing, tree and cacti salvage, and grading operations to take place on-site. See Sec. 2-15.4.0.

4. A method and schedule for providing irrigation to salvaged plants in a temporary holding area. A method and schedule for providing irrigation to PIP, TOS, and mitigation plant materials. A method to provide irrigation to plants may include water harvesting for areas that are to remain natural.

5. A method of protection from intrusion and damage for the natural vegetation outside the graded area. Specify fencing materials and methods for controlling access to the designated NUOS areas (minimum fencing requirements as specified in Development Standard 2-06.2.2.F).

3.5 Set Aside Submittal. The requirements of the Environmental Resource Report shall be fulfilled in the assessment of the area(s) of natural resource to be set aside as undisturbed natural open space in lieu of performing a Native Plant Inventory, Analysis, and Plant Preservation and Salvage Plan. In addition, an aerial photograph, taken within a maximum of three (3) years of submittal, is required at a minimum 1" = 100' delineating the natural resource values for areas on the site and the area(s) to be set aside which will be platted and included in Covenants, Conditions, and Restrictions (CC&Rs) as NUOS. Any aerial photograph submitted, which was taken more than one (1) year prior to submittal, shall be accompanied by a note on the plans stating that the site is substantially unchanged from the date of the aerial photograph.

2-15.4.0 SALVAGE AND TRANSPLANTING METHODOLOGY. These standards provide a general list of the many aspects of salvage and transplanting which shall be addressed by a contractor. Current standards and professional practices for the arid Southwest should always be followed.

The basic plant protection and salvage philosophy is to preserve-in-place as much native vegetation as possible and to utilize salvaged vegetation for landscaping in those areas that are graded or otherwise disturbed.

A. The salvage and transplanting operation shall be performed by a landscape contractor licensed in the State of Arizona.

B. For the salvage and transplant of trees, the Salvage and Mitigation Report should address the following items as applicable:

1. Season of the year.
2. Feasibility of successful salvage/transplant.
3. Pruning requirements before and after transplant.
4. Appropriate box size for salvaged material based on trunk diameter.
5. Side boxing techniques and timing.
6. Plant removal techniques and transportation techniques.
7. Maintenance in temporary holding nursery.
8. Permanent location planting techniques.
9. Long-term maintenance.

C. For the salvage and transplant of Saguaros and cacti, the Salvage and Mitigation Report should address the following items as applicable:

2-15.4.0 SALVAGE AND TRANSPLANTING METHODOLOGY. (Cont'd)

1. Season of the year.

2. Orientation of the plant at the original site and in the holding nursery. All Saguaros and cacti should be stored and transplanted in the same north-south orientation as they naturally grow in the desert to avoid sunburn. All Saguaros and cacti should be premarked on the south side before moving. Any size Saguaro and cactus can be planted in full sun if it was originally growing in full sun; otherwise, provide artificial shade for a season, or plant under a tree or shrub. Cacti which were not in full sun must be protected by shade cloth or other shade in the nursery.

3. Excavation of adequate root system.

4. Protection of epidermis with burlap, foam rubber, or other padding.

5. Support of the plant during salvage and transport.

6. Final planting techniques.

7. Maintenance in temporary holding nursery.

8. Long-term maintenance.

D. Protected Native Plants that do not survive the salvage process shall be replaced on a one-to-one basis (same size and species).

Sources of additional information include, but are not limited to:

International Society of Arboriculture
National Forestry Association
Arizona-Sonoran Desert Museum
University of Arizona Cooperative Extension
Desert Botanical Garden, Phoenix

2-15.5.0 TAGGING AND FLAGGING PROCEDURES. All Protected Native Plants that require tagging and flagging shall be addressed as outlined below:

A. All plants shall be tagged with an embossed metal, or approved equal, inventory number which cross references to the inventory list and aerial photograph and color-coded flagging according to the following schedule so that the disposition of each plant can be easily identified. Plants within fenced NUOS areas do not require tagging or flagging. Note that plants which are not Viable and are proposed for destruction require no tagging or flagging. Plants which are Viable and are proposed for destruction require inventory number tags and flagging.

2-15.5.0 TAGGING AND FLAGGING PROCEDURES. (Cont'd)

1. **Blue Flagging**: plants proposed for transplant on-site.

2. **Yellow Flagging**: plants proposed for removal off-site.

3. **White Flagging**: plants proposed for preservation-in-place.

B. Tags shall be located in a consistent, visible location on each plant. The initial inspection by City staff will be performed once the tagging, flagging, and/or fencing of NUOS areas has been completed and an inspection request has been received by City staff. A note shall be added to the plans that instructs the contractor/owner to call for the inspection.

C. Once affixed, the tags shall not be removed until the approved Native Plant Preservation Plan is implemented and a final inspection and sign-off has been performed by the project monitor and City staff. The tags shall be removed after final inspection.

D. The color-coded flagging legend shall be given to each crew supervisor and displayed on a poster in three (3) prominent locations on the project site for viewing by the public and construction crew personnel.

2-15.6.0 FENCING STANDARDS.

A. Fencing shall be required during construction for all undisturbed natural desert areas of Protected Native Plants and for individual Protected Native Plants to be preserved-in-place. The area to be fenced shall be beyond the "drip-line" of the vegetation by one-half (½) the distance of the "drip-line" radius. For Saguaros and cacti, the area to be fenced shall be equal to the distance of one-half (½) the height of the plant. The preservation of a substantial portion of the root system for either undisturbed natural desert areas of Protected Native Plants or individual Protected Native Plants preserved-in-place will improve the survival rate and health of these plants as well as preserve a portion of their associated plant community. Grading and construction that encroaches into the required root zone may be allowed on a case-by-case basis as determined by the Parks and Recreation Department Landscape Inspector depending upon the size and species of the Native Plant. Under no circumstances shall grading encroach to the base or trunk of a Native Plant.

B. The site developer shall include language in all contracts with contractors about the importance of staying out of all undisturbed natural desert areas and away from all individual Protected Native Plants to be preserved-in-place.

NATIVE PLANT PRESERVATION WORKSHEET

This worksheet outlines the steps needed to calculate numbers for meeting the minimum standards, preservation credits, and mitigation requirements of the Native Plant Preservation Ordinance utilizing the Plant Inventory Methodology. This Worksheet has been designed to assist in calculating the numbers of plants needed for the Salvage and Mitigation Report described in Sec. 2-15.3.4.B; however, this particular Worksheet is not required as part of the submittal but the calculations are required (see Sec. 2-15.3.4.B.2). Fill out a separate worksheet for every genus and species of plant.

Abbreviations and Definitions used:

PIP = plants preserved-in-place
TOS = plants transplanted on-site
RFS = plants removed from site, damaged, or destroyed
Mitigation = additional plants to be planted on-site

NAME OF PLANT (GENUS AND SPECIES) _____

STEP ONE **Minimum Requirements for PIP or TOS**

1. Number of plants of this genus and species inventoried and rated viable: _____ ***(1)***

2. Multiply line 1 by the appropriate number below.
When the result includes a fractional amount, .1 - .4 is rounded down to the next lower whole number, and .5 - .9 is rounded up to the next higher whole number.

Saguaros and Ironwood trees	.5 x _____	=	_____
Other Plants	.3 x _____	=	_____

Enter the minimum number of PIP and/or TOS required here:
_____ ***(2)***

3. Enter total number of plants proposed to be PIP: _____ ***(3)***

4. If line 3 is less than line 2, subtract line 3 from line 2 and enter here: _____ ***(4)***
If line 3 is more than or equal to line 2, enter 0.
This is the minimum number of plants required to be TOS.

5. Enter total number of plants proposed to be TOS: _____ ***(5)***

6. Subtract line 4 from line 5 and enter here: _____ ***(6)***
This is the number of "excess" plants to be TOS.

7. Add line 3 and line 5 and enter here: _____ ***(7)***
This is the total number of plants that will remain on the site.

8. Subtract line 7 from line 1 and enter here: _____ ***(8)***
This is the total number of plants proposed for RFS.

STEP TWO **Preservation Credits for Plants PIP**

9. Multiply the number of plants PIP, based on plant size, by the appropriate multiplier below and enter here. **Add the total, for each plant, and enter the total preservation credits here.** _____ ***(9)***

Saguaros 6-10' high	2 x	_____	=	_____
Saguaros >10' high	3 x	_____	=	_____
Ironwood trees 6-12" in caliper	2 x	_____	=	_____
Ironwood trees >12" in caliper	3 x	_____	=	_____
Barrel Cacti >2' high	2 x	_____	=	_____
Other Cacti >4" high	2 x	_____	=	_____
Ocotillos >6' high	2 x	_____	=	_____
Yuccas >2' high	2 x	_____	=	_____
Other Trees 6-14" in caliper	2 x	_____	=	_____
Other Trees >14" in caliper	4 x	_____	=	_____
Shrubs >6' in height or diameter	2 x	_____	=	_____

STEP THREE **Mitigation Requirements for Plants TOS and RFS**

10. Enter number of plants from line 4 here: _____ ***(10)***
This is the mitigation requirement for the required number of plants TOS.

11. Multiply the number of plants from line 8 by the appropriate multiplier below and enter result here: _____ ***(11)***
This is the mitigation requirement for plants RFS.

Saguaros and Ironwood trees:	3 x	_____	=	_____
Other plants:	2 x	_____	=	_____

12. Add line 10 and line 11 and enter total here: _____ ***(12)***
This is the total number of plants required for mitigation.

STEP FOUR **Net Mitigation Requirements**
This step balances the preservation credits and requirements.

13. Subtract line 6 from line 12 and enter here: _____ ***(13)***
This is mitigation requirement reduced by "excess" plants TOS.

14. Subtract line 9 from line 13 and enter here: _____ ***(14)***
This is mitigation requirement reduced by preservation credits.

15. If amount on line 14 is greater than 0, enter number here: _____ ***(15)***
If amount on line 14 is 0 or less, enter 0 here (no mitigation is required for this plant).
This is the number of mitigation plants that must be provided.

16. Add line 7 and line 15 and enter number here: _____ ***(16)***
This is the total number of plants (of this genus and species) that will be on the site.

LANDSCAPE PLANT MATERIALS

2-16.1.0 PURPOSE
2-16.2.0 APPLICABILITY
2-16.3.0 DEFINITIONS
2-16.4.0 TYPES OF PLANT MATERIAL
2-16.5.0 SEEDING PROGRAMS
2-16.6.0 PLANT/SEED LISTS
2-16.7.0 EXHIBITS

2-16.0.0 LANDSCAPE PLANT MATERIALS.

2-16.1.0 PURPOSE. This Standard has been prepared for the purpose of establishing plant and seed lists for use with various City of Tucson regulations that either require or regulate landscaping.

2-16.2.0 APPLICABILITY. This Standard applies on development projects, including repair and infrastructure installation, when City regulations mandate the use of drought tolerant or native plant and seed material.

2-16.3.0 DEFINITIONS. Definitions for words used in this Standard are found in the Development Standards Glossary or in Sec. 6.2.0 of the Tucson *Land Use Code* (*LUC*).

2-16.4.0 TYPES OF PLANT MATERIAL. Most projects, with some exceptions, are required to be landscaped with either native vegetation or drought tolerant vegetation. The following subsections describe how vegetation is selected to comply with those requirements. For information on any exceptions, refer to the individual ordinance requiring or regulating the landscaping.

4.1 Native Vegetation. There are regulations in the *LUC*, such as the Scenic Corridor Zone (SCZ) and the Environmental Resource Zone (ERZ), where native vegetation is required to be retained or where the property is required to be revegetated with native plant material. In these two zones or in any other City regulation listing a requirement for native vegetation or revegetation, the requirement is to be complied with as discussed below.

Native vegetation is defined as vegetation indigenous to the site. Native vegetation, however, varies greatly in different areas of the Tucson basin due to changes in topographical elevation, soils, and availability of moisture. Due to this variation of native plant material, a general native plant list applicable to an individual site within the region cannot be defined.

Therefore, when native vegetation is required on a project, the landscape plans submitted for review must include a comprehensive list of native vegetation that exists on the site and in the immediate areas surrounding the site. Selection of plant material for use on the project will be from that comprehensive list.

4.2 Native Seeds. As mentioned in Sec. 2-16.4.1, the type of native vegetation varies greatly within the Tucson basin. To determine which seeds to use on a project when native seeds are required, a comprehensive list (as discussed in Sec. 2-16.4.1) of native plants must be submitted.

A base set of native seed species is contained in ***Exhibit I*** of this Standard. This base set is not inclusive of all native plant material. Seeds from that list may be chosen for use on a project requiring native seeds, if the plant is found on the comprehensive native plant list assembled for the property.

If the project does not require native seeds but the landscape design calls for the use of seeds native to the site or region, a comprehensive list, as per Sec. 2-16.4.1, may be submitted for determination as to whether or not they are native. As an alternative (on projects not requiring native seeds), seed selection may be made from ***Exhibit I***, Native Seeds. If the proposed seed is not on the comprehensive list, ***Exhibit I***, nor in ***Exhibit II***, it may be used if:

A. The seed species is drought tolerant and a seed supplier certification of drought tolerancy is submitted; and

B. The City can certify through a third party the seed species' drought tolerancy; and

C. The proposed seed species is not for landscaping public right-of-way, unless it is to comply with SCZ or ERZ requirements; and

D. The seed species has not been considered by the Arizona Department of Water Resources (ADWR) and rejected.

4.3 Drought Tolerant Vegetation. When drought tolerant vegetation is required by a City regulation, such as Sec. 3.7.0, Landscaping and Screening Regulations, of the *LUC*, plant selection is from ***Exhibit II***, Low Water Use/Drought Tolerant Plant List.

4.4 Drought Tolerant Seeds. Various City landscaping regulations allow the use of seeds within landscape areas. For example, the Landscaping and Screening Regulations allow the use of seeds as a ground cover in lieu of decomposed granite (DG) in such areas as under canopy trees. However, seeds cannot be used to comply with the fifty (50) percent vegetative coverage area requirements of the street landscape border.

In situations where the use of seeds is permitted, selection of seed material will be from plants on the Low Water Use/Drought Tolerant Plant List, ***Exhibit II***. Also, if the area that is to be reseeded is not within the public right-of-way, seed selection may be as per Sec. 2-16.4.2, Native Seeds.

4.4 Drought Tolerant Seeds. (Cont'd)

All plant material used within the public right-of-way is to be from the plant list, ***Exhibit II***, regardless of whether it is plant or seed material. The only exceptions to this are in the application of native vegetation requirements of the SCZ and the ERZ sections of the *LUC* or in compliance with native seeding requirements of the Uniform Building Code grading ordinance.

2-16**.5.0** **SEEDING PROGRAMS.** In projects where seeding is required or is being utilized to meet a landscaping requirement, the items to address, in addition to seed selection, are irrigation requirements, site preparation, and establishment guarantee. Site-specific situations will be addressed on a case-by-case basis. General guidelines are provided in this Standard; however, alternatives may be proposed to the staff reviewing the landscape plans.

5.1 Site Preparation. In order to attain the maximum benefit from the seeded materials, it is necessary to till the soil prior to seeding. The method and use of fertilizers, seeding, mulching, tackifiers, etc., will vary per site-specific situations. The applicant is expected to do whatever is necessary to prepare the site to guarantee plant establishment to the satisfaction of the City.

5.2 Irrigation. The sites that will require revegetation will vary considerably. Some sites with little slope and with soil textures and structures conducive to capturing rainfall or capable of being modified to capture rainfall can be revegetated on rainfall alone. Some sites may require short-term irrigation to achieve plant establishment. The applicant will not be required by the City to irrigate but will, however, be responsible for successful establishment of vegetation using the appropriate seeding/irrigation method.

5.3 Plant Establishment Guarantee. A stand of vegetation shall be considered established when:

A minimum of one (1) perennial seeded species per square foot has rooted, developed true leaves, and is in a state of continual positive growth, and the interspace area between perennial species has a minimum of one (1) annual or perennial plant in any stage of development or growth other than seed.

2-16.6.0 PLANT/SEED LISTS.

6.1 Origin of Plant/Seed Lists.

A. ***Exhibit I***, Native Seed List, was derived from the Low Water Use/Drought Tolerant Plant List as known native vegetation. The list is not inclusive of all native vegetation. For alternative selections, refer to Sec. 2-16.4.2 of this Standard.

6.1 Origin of Plant/Seed Lists. (Cont'd)

The seed list is established as a guide on how to mix the various types of seeds to provide a varying mix of native plant growth on the site giving it a more natural appearance. The pounds per acre listing is a guide for use by the designer to achieve a minimum growth pattern to the seeded area. Specific rates are based on the seeds that are used in the mix. The seed mix is to be certified by the seed supplier as to the growth coverage projected.

B. ***Exhibit II***, Low Water Use/Drought Tolerant Plant List, is prepared for use within the Tucson Active Management Area (TAMA) by the ADWR.

6.2 Modification of Plant Selection. In order to use plants not listed in ***Exhibit II***, Low Water Use/Drought Tolerant Plant List, the plants are to be approved through the following process.

A. Any person seeking to add or delete a plant or plants from the low water use plant list may submit an application for modification of the list at any time to the Director of the ADWR. The application is made on a form prescribed and furnished by the Director of the ADWR.

B. The ADWR Director reviews each request for modification of the low water use plant list. The Director may request additional information from the applicant and may seek information from other sources as may be necessary to determine whether the list should be modified.

C. If the addition of a plant to the low water use plant list is approved, the ADWR Director will place the plant on a supplemental list as an addendum to the low water use plant list. The supplemental list shall be available upon request from the ADWR.

D. If the ADWR Director approves the deletion of a plant from the Low Water Use/Drought Tolerant Plant List, the deletion from the list will be issued with the annual modified review plant list.

E. The ADWR Director conducts an annual review of the low water use plant list and issues a modified plant list. As a result of the review, the Director may add or delete plants from the list.

6.3 Updates of Plant Lists. The plant and seed lists will be updated as necessary to provide the most current plant list based on Sec. 2-16.6.2.E.

2-16**.7.0** **EXHIBITS.**

Exhibit I - Native Seed List

Exhibit II - Low Water Use/Drought Tolerant Plant List

EXHIBIT I
NATIVE SEED LIST

SPECIES Botanical Name	Common Name	PLS* Rate lbs/acre
Aristida purpurea (P, W)	Purple Three-Awn	2.0
Plantago insularis (A, C)	Indian Wheat	3.0
Senna covesii (P, W)	Desert Senna	2.0
Sphaeralcea ambigua (P, C/W)	Desert Globe-Mallow	1.0
Sporobolus cryptandrus (P, W)	Sand Dropseed	1.0

Plus choose a minimum of three (3) species from the following six:

Acacia constricta (P, W)	Whitethorn Acacia, Mescat	2.0
Ambrosia (Franseria) deltoidea (P, C)	Triangle-Leaf Bursage	4.0
Atriplex canescens (P, C)	Four-Wing Saltbush	3.0
Encelia farinosa (P, C/W)	Brittlebush	1.5
Haplopappus (Ericameria) laricifolius (P, C/W)	Turpentine Bush	1.0
Larrea tridentata (divaricata) (P, W)	Creosote Bush, Greasewood	6.0

Optional recommended species:

Acacia greggii (P, W)	Cat's Claw Acacia	2.0-3.0
Atriplex lentiformis (P, C)	Quail Bush	1.0-2.0
Atriplex polycarpa (P, C)	Desert Saltbush	1.0-3.0
Baileya multiradiata (P, C/W)	Desert Marigold	1.0-2.0
Bouteloua curtipendula (P, W)	Sideoats Grama	2.0
Cercidium floridum (P, W)	Blue Palo Verde	2.0-3.0
Cercidium microphyllum (P, W)	Littleleaf or Foothill Palo Verde	2.0-3.0
Eragrostis intermedia (P, W)	Plains Lovegrass	1.0
Eschscholtzia mexicana (A, C)	Mexican Gold Poppy	1.0-3.0
Leptochloa dubia (P, W)	Green Sprangle-Top	1.0
Phacelia campanularia (A, C)	Desert Canterbury Bells	1.0-2.0
Prosopis velutina (P, W)	Velvet Mesquite	1.0-2.0
Psilostrophe cooperi (P, C/W)	Paper Flower	1.0-2.0
Setaria macrostachya (P, W)	Plains Bristle Grass	2.0

*PLS = Pure Live Seed

KEY: A = Annual; P = Perennial; C = Germinates and thrives in the cool season; W = Germinates and thrives in the warm season; C/W = Germinates and thrives in cool/warm seasons.

NOTE: The cool season in Tucson runs September through March, and the warm season is from March through October. There is an overlap of seasons.

PROTECTED DEVELOPMENT RIGHT PLAN STANDARD

2-17.1.0 PURPOSE
2-17.2.0 DEFINITIONS
2-17.3.0 GENERAL PROVISIONS
2-17.4.0 STANDARD
2-17.5.0 ENFORCEMENT
2-17.6.0 EXPRIATION DATES AND EXTENSIONS
2-17.7.0 FEES

PROTECTED DEVELOPMENT RIGHT PLAN STANDARD

1.1 Purpose. This Standard provides the procedures consistent with applicable State law and the LUC for securing a protected development right for a development plan or plat. A protected development right plan can be for a nonphased or phased development.

1.2 Explanation. A protected development right gives the landowner the right to undertake and complete the development and use of the property under the terms and conditions of a protected development right plan without compliance with changes in zoning regulations and development standards adopted during the period of the protected development right.

Upon Mayor and Council approval, the landowner has the right to undertake and complete the development only to the extent of the specific elements and details shown on the plan.

The protected development right also precludes the enforcement against the development of any city land use regulation that would change, alter, impair, prevent, diminish, delay, or otherwise impact the development or use of the property as set forth in the approved plan except as provided herein.

2-17.2.0 DEFINITIONS. Definitions for words used in this Standard are found in A.R.S. § 9-1201, the Development Standards Glossary, or in Sec. 6.2.0 of the *LUC*.

2-17.3.0 GENERAL PROVISIONS

3.1. Submittal. A plan or plat submitted to the City and identified at the time of submittal as a protected development right plan, shall be processed as a protected development right plan. However, the protected development right does not vest until the Mayor and Council approve the plan or plat as a protected development right plan at public hearing.

3.2 Subsequent Designation. The Mayor and Council may designate by resolution a development plan or plat, that is not identified as a protected development right plan at the time it is submitted, as a protected development right plan upon a finding that granting a protected development right to undertake and complete the development shown on the plan will promote reasonable certainty, stability and fairness in the land use planning and regulatory process and secure the reasonable investment-backed expectations of the owner.

3.3 Nonphased Developments. Nonphased developments are developments constructed in one phase.

3.4 Phased Development. For consideration and approval as a protected development right plan, a phased development shall be a master planned development which:

A. Consists of at least forty (40) acres depicted on a single master subdivision plat for a residential development; or

B. Consists of at least twenty (20) acres depicted on a single master subdivision plat or development plan for a nonresidential development; or

C. Is a Planned Area Development (PAD) zone; or

D. The Mayor and Council have identified as a phased development for the purposes of protected development rights.

3.5 Variances. A protected development right plan approved with a condition that a variance be obtained does not confer a protected development right until the variance is granted. Approval of a protected development right plan does not guarantee approval of a variance.

3.6 Successors. After approval of the protected development right plan, all successors to the original landowner are entitled to exercise the protected development rights.

2-17.4.0 STANDARD

4.1 Application. Applications shall be filed in accordance with application procedures set forth in the LUC and the Development Compliance Code and additional application requirements set forth in this standard. Applications may be filed for nonphased or phased protected development right plans.

A. *Nonphased Development*. An application for a protected development right for a nonphased development, must comply with the requirements set forth in:

1. LUC Article IV, Subdivisions T.C. § 23A-33, and applicable Development Standards, for a subdivision plat; or

2. LUC § 5.3.8, Development Plan, T.C. § 23A -34, and applicable Development Standards, for a development plan.

B. *Phased Developments*. An application for a protected development right for a phased development, must comply with the requirements set forth in:

1. LUC Article IV , Subdivisions, T.C. § 23A-33, and applicable Development Standards, if the master planned development consists of at least forty (40) acres depicted on a single master subdivision plat for a residential development; or

2. LUC Article IV , Subdivisions, T.C. § 23A-33, and applicable Development Standards, if the master planned development consists of at least twenty (20)

acres depicted on a single master subdivision plat for a nonresidential development; or

3. LUC § 5.3.8, Development Plan, T.C. § 23A -34, and applicable Development Standards, if the master planned development consists of at least twenty (20) acres depicted on a single master development plan for a nonresidential development; or

4. LUC § 2.6.3 for a master planned development which is a Planned Area Development (PAD) Zone.

4.2 Application Content.

A. *All Applications*. All applications for a protected development right plan must describe with a reasonable degree of certainty:

1. The proposed uses of the site;

2. The boundaries of the site;

3. Significant topographical and other natural features affecting development of the site;

4. The number of dwelling units;

5. The location of all existing and proposed utilities and a provision for other infrastructure on the property, including water, sewers, road, and pedestrian walkways; and

6. All other studies and reports required by the *LUC* Subdivision Regulations and other City codes, including traffic reports, drainage reports, and master street plans.

7. All necessary easements and dedications.

B. *Nonphased Developments*. In addition to the requirements of DS 2-17.4.1.A and DS 2-17.4.2.A., a plan or subdivision plat, for a nonphased development, may be considered protected development right plan only if the plan:

1. Is designated as a nonphased protected development right plan at the time of submittal (except for plans subsequently designated per DS 2-17.3.2);

2. Describes with a reasonable degree of certainty the square footage, height, and general location of the proposed buildings, structures, and other improvements; and

3. Is an approved development plan or plat.

C. *Phased Developments*. In addition to the requirements of DS 2-17.4.1.B and DS 2-17.4.2.A, an application for a protected development right plan for a phased development shall:

1. Designate the plan as a phased protected development right plan at the time of submittal (except for plans subsequently designated per DS 2-17.3.2);

2. Include the proposed phasing plan, the boundaries of each phase, and the schedule of development of each phase;

3. Include the general location on the property of the proposed buildings, structures and other improvements for the first phase;

4. Include the number of dwelling units proposed for all phases of the development;

5. Include the square footage and height of the proposed buildings and other structures for the first phase;

6. Identify all improvements required to be constructed for each phase; and

7. Include a phased public infrastructure schedules.

8. Demonstrate that each phase will be fully functional and independent at the time of completion of that phase.

4.3 Approval.

A. *Mayor and Council approval*. The Mayor and Council shall consider approval of protected development right plans.

B. *Approval of protected development right plan.* The Mayor and Council may consider approval of the plat or development plan without a protected development right, approval of the plat or development plan with a protected development right, or approval of the plat or development plan with a protected development right and subject to specific conditions.

C. *Approval of a phased development is limited*. Approval of a protected development right plan for one phase of a phased development is not approval of a protected development right plan for any other phase.

D. *Conditions*. The Mayor and Council may impose and subject a protected development right plan to terms and conditions of approval

4.4 Effective Date. The date Mayor and Council approves the protected development right plan by resolution is the effective date of the protected development right.

2-17.5.0 ENFORCEMENT

5.1 Subsequent Land Use Regulations. A protected development precludes the enforcement of legislative or administrative land use regulations that would change, alter, impair,

prevent, diminish, delay, or impact the development or use of the property as approved in the protected development right plan, except under any one of the following circumstances.

A. *Landowner consent*. The affected landowner consents in writing.

B. *Natural or man-made hazard.* The Mayor and Council declare by resolution, after notice and a public hearing, that natural or man-made hazard on or in the immediate vicinity of the property, if uncorrected, would pose a serious threat to the public health, safety and welfare if the project were to proceed as approved in the protected development right plan.

C. *Inaccurate information.* Declaration by the Mayor and Council by resolution after notice and a public hearing that the owner or his representative intentionally supplied inaccurate information or made material misrepresentations that made a difference in the approval of the protected development right plan by the City.

D. *Enactment of state or federal law*. The enactment of a state or federal law or regulation that precludes development as approved in the protected development right plan, in which case the Mayor and Council, after notice and a public hearing, may modify the affected provisions, on a finding that the change in state or federal law has a fundamental effect on the Protected Development Right Plan.

. 5.2 Subsequent Overlay Zoning, Development Fees, and Other Codes. A protected development right does not preclude the enforcement of the following.

A. *Overlay Zone*. A subsequently adopted overlay zoning classification that imposes additional requirements and that does not affect the allowable type or density of use.

B. *Development Fee.* A subsequently adopted development fee applicable to similar properties in the City adopted pursuant to ARS § 9-463.05.

C. *Other Codes.* A subsequently adopted building, fire, plumbing, electrical, or mechanical code or other ordinance or regulation general in nature and applicable to all property subject to land use regulation by the City.

5.3 Nonconforming Uses and Structures. A protected development right does not preclude, change, or impair the authority of the City to adopt and enforce zoning ordinance provisions governing nonconforming uses or structures on the property.

5.4 Suspension and Revocation Procedures. The City is permitted by state law to subject a protected development right plan to subsequent reviews and approvals consistent with the original approval. The City may revoke its approval of a protected development right plan for failure to comply with the applicable terms and conditions of approval. The procedure for compliance review suspension and revocation is described as follows.

A. *Compliance*. Review of a development for compliance with the terms and conditions of approval shall be as follows:

1. *DSD Director monitors compliance.* After the approval of a protected development right plan, the DSD Director or designee shall monitor the progress of the development to ensure compliance with the terms and conditions of the original approval or any development agreement applicable to the property.

2. *Suspension or Revocation.* The DSD Director or designee may suspend or revoke a protected development right after notice to the applicant. The notice shall contain the protected development right plan to be revoked, the property to which it applies, and the reason(s) for the proposed suspension or revocation.

3. *Appeal to Mayor and Council.* The DSD Director's decision to revoke a protected development right may be appealed to Mayor and Council in accordance with the procedures set forth in Tucson Code 23A-62 by filing a notice of intent to appeal with the City Clerk no later than fourteen (14) days after the date of the decision.

2-17.6.0 EXPIRATION DATE AND EXTENSIONS

6.1 Expiration.

A. *Nonphased*. A protected development right plan for a nonphased development is valid for three (3) years.

1. In its sole discretion, the Mayor and Council may extend this time for a maximum of two (2) additional years if it determines such extension is warranted by all relevant circumstances, including the size and type of the development, the level of investment of the landowner, economic cycles, and market conditions.

2. If no building permit has been issued prior to expiration, no construction shall commence under the plan.

B. *Phased.* A protected development right plan for a phased development is valid for five (5) years.

1. In its sole discretion, the Mayor and Council may extend this time for a maximum of two (2) additional years if it determines such extension is warranted by all relevant circumstances, including the size, type and phasing of the development, the level of investment of the landowner, economic cycles, and market conditions.

2. No construction shall take place on the property for any phase for which a building permit has not been issued.

2-17.7.0 FEES. The fees for processing a protected development right plan are located in DS 1-05.7.0.

2-17.8.0 NO MODIFICATIONS. The provisions of DS 2-17 cannot be modified because they are required by state law and the *LUC*.

STREET DEVELOPMENT STANDARD

3-01.1.0 GENERAL
3-01.2.0 STREET COMPOSITION
3-01.3.0 STREET IMPROVEMENTS
3-01.4.0 CONSTRUCTION STANDARDS
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3-01.0.0 STREET DEVELOPMENT STANDARD.

3-01.1.0 GENERAL.

1.1 Purpose. The following Street Development Standard has been established to:

- Provide for streets of suitable location, width, and improvement to safely accommodate vehicular, pedestrian, disabled pedestrian, and bicycle traffic;
- Afford satisfactory access to police, fire fighting, ambulance, paramedic, utility, sanitation, and street maintenance equipment;
- Coordinate street improvements, both public and private, so as to compose a convenient system and avoid undue hardships to adjoining properties; and
- Provide design values and alternatives most suitable for various situations as dictated by safety and sound engineering judgment.

1.2 Scope. This Standard applies to all development located within the City of Tucson.

1.3 Functional Classifications. The improvement and development of streets is based on the functional classification system. The design characteristics of the street depend on the volume and type of traffic, length of street, and whether or not it is a through street.

The three (3) functional classifications identified by the City of Tucson are local streets, collector streets, and arterial streets.

1.4 Definitions. Definitions for words used in this Standard are found in the Development Standards Glossary or in Sec. 6.2.0 of the Tucson *Land Use Code* (*LUC*).

3-01.2.0 STREET COMPOSITION.

2.1 Right-of-Way Requirements.

A. All rights-of-way, both public and private, will be designed to accommodate present and future street pavements, medians, curbs, walks, utility installations, drainage, landscaping, and other design considerations. All entire or partial right-of-way widths are in whole numbers, dimensioned in feet.

The following abbreviations are used in this Standard to refer to right-of-way elements.

M - Median
TL - Turning Lanes
B - Bike Lanes
W - Sidewalk Area
T - Travel Lanes
C - Curbs
P - Parking Lanes

B. The minimum required right-of-way width consists of:

Local Street	T & C & P & W
Collector Street	T & C & W & TL & B & M (if required)
Arterial Street	T & C & W & TL & B & M

C. Each arterial and collector street will be designed to *Major Streets and Routes (MS&R) Plan* guidelines to accommodate the projected traffic for the design year and any safety features, buffer zones, frontage roads, refuge lanes, bus lanes, or other design considerations.

D. Additional right-of-way is required by the *MS&R Plan* at major intersections to allow for necessary turning movements and other street uses.

E. Where considered appropriate by the Tucson Department of Transportation (TDOT), additional right-of-way may also be required for installing mass transit stops, facilities for the physically disabled, or stormwater flows and drainage structures.

2.2 Traffic Volumes.

A. Residential Average Daily Traffic (ADT) can be estimated according to the following table.

Type of Dwelling Unit	ADT per Unit
Single Family Dwellings	10.0
Apartment/Condominiums	7.0
Townhomes	6.0
Mobile Homes	5.0

2.2 Traffic Volumes. (Cont'd)

B. Nonresidential ADT can be estimated using the *Trip Generation Manual of the Institute of Transportation Engineers*.

C. The ADT calculated for the project must be added to the ADT of the through traffic on any street adjacent to the project, to determine whether the requirements of this Standard apply to the street.

2.3 Width Requirements. (See ***Figures 1-5***.)

A. Pavement and Travel Lane Widths.

1. Paved roadway and travel lane widths are determined by the use of the following tables.

TABLE 1 - MIDBLOCK PAVEMENT WIDTHS		
Number of Parking Lanes	***Minimum Width of 2-Way Roadway Exclusive of Curbs***	
	ADT 0-1,000	**ADT 1,001-2,500**
0	24 feet	24 feet
2	32 feet*	40 feet

*May be used only with two (2) foot wide wedge curbs.

TABLE 2 - TRAVEL LANE WIDTHS		
ADT	***Lane Width***	***Number of Lanes***
0 to 1,000	10 feet	2
1,001 to 2,500	12 feet	2
Over 2,500	Designed on a case-by-case basis	

2. The width of a travel lane is determined by the speed of traffic, modal split, truck traffic, ADT, and other considerations. Where the volume of truck traffic exceeds five (5) percent of the ADT, the minimum travel lane width will be twelve (12) feet. Where speed of traffic and modal splits effect the width of travel lanes, lane widths will be approved by TDOT.

B. When a travelway exhibits characteristics of both a parking area access lane (PAAL) and a local street, TDOT will classify the travelway according to the most dominant use.

2.4 Parking Lanes.

A. A parking lane is seven (7) feet in width and parallel with the curb, if used with a vertical curb and measured from the face of the vertical curb, and eight (8) feet in width and parallel with the curb, if used with a wedge curb and measured from the back of the wedge curb.

B. When wedge curbs are permitted, they may be included as a part of the parking lane.

C. Parking is prohibited on arterial and collector streets, unless specifically authorized by the Mayor and Council.

D. Local streets must be designed with parking on both sides of the street, unless parking is provided in common areas distributed throughout the subdivision, at a ratio of one parking space per dwelling within the subdivision.

2.5 Additional Vehicular Lanes.

A. Deceleration and/or acceleration lanes may be required adjacent to driveways on streets having a posted speed of thirty-five (35) miles per hour or greater or where the ADT of the driveway exceeds one thousand (1,000).

B. Left turn lanes, with appropriate transitions, may be required on streets that exist at less than the full future width or where significant turning movements will occur. The minimum turn lane width is twelve (12) feet.

C. TDOT will determine when deceleration, acceleration, and/or left turn lanes are required, based on a traffic analysis supplied by the developer. The analysis must comply with procedures detailed in the *Highway Capacity Manual*, latest edition, or with procedures supplied by TDOT.

D. Pavement transitions are to be designed based upon the following formulas. Design speed is the posted speed plus ten (10) mph. (*Manual on Uniform Traffic Control Devices* [MUTCD], 1978 or subsequent edition.)

1. For a design speed (d) less than or equal to forty (40) mph, the length (L) of the transition in feet is:

$$L = \frac{([d]^2 \text{ x offset \{ft.\}})}{60}$$

2. For a design speed (d) greater than forty (40) mph, the length (L) of the transition in feet is:

$$L = ([d] \text{ x offset \{ft.\}})$$

2.5 Additional Vehicular Lanes. (Cont'd)

Examples:

Posted Speed	Offset	Transition Length
40	12'	600'
50	12'	720'
40	6'	300'
50	6'	360'
25	12'	245'
30	12'	320'

E. Median islands will be designed with a length consistent with the design speed of the street and have a nominal width of twenty (20) feet but at no point be less than six (6) feet in width. Median islands will provide accessible routes through or across medians and a place of refuge for pedestrians and disabled pedestrians at all pedestrian crosswalks.

2.6 Bikeways, Lanes, and Paths.

A. Bikeways and bike paths separate from the paved roadway require a minimum of five (5) feet for one-way travel and a minimum of ten (10) feet for two-way travel.

B. Each bike lane within the paved roadway requires a minimum of five (5) feet of additional pavement.

C. Bikeways, bike lanes, and bike paths will be designed in accordance with the Arizona Department of Transportation publication, *Arizona Bicycle Facilities Planning and Design Guidelines* and Mayor and Council policy.

2.7 Sidewalk Areas.

A. All streets require a sidewalk area on each side of the street. A sidewalk area generally consists of a space between the curb and sidewalk, area for a sidewalk, and a ground slope area. Improvements include, but are not limited to, wheelchair ramps, sidewalks, driveways, utilities, street furniture, landscaping, and drainage structures.

Reduction in the width of the sidewalk area is not allowed, except when authorized by the City Engineer or designee under any of the following conditions.

1. If an alternative street cross-section has been previously approved;

2. In order to accommodate existing grade differentials;

3. In order to match existing sidewalks;

4. In order to accommodate drainage facilities.

2.7 Sidewalk Areas. (Cont'd)

B. The space between the curb and the sidewalk is reserved for placing fire hydrants, traffic signs, mailboxes, water meters, drainage structures, and other similar uses. The minimum width for this space is two (2) feet.

The space between the curb and sidewalk may be excluded. (See ***Figures 1 and 2***.) In such a situation, sufficient right-of-way on the property side of the sidewalk must be dedicated to accommodate the items normally found in the space.

C. When landscaping is installed in sidewalk areas which are not required to have sidewalks, a four (4) foot wide walk area must be kept free from trees and large bushes. If curbs exist, the walk area will be graded to provide a ground slope of two (2) percent to the top of the curb.

D. In sidewalk areas where sidewalks are installed, owners of abutting property may place pea gravel, decomposed granite, or brick in sand in the space between the curb and sidewalk and in the ground slope areas without a permit from the City of Tucson.

E. Landscaping work in street right-of-way that involves irrigation systems, raised planters, trees, large shrubs, or curbing will require the abutting property owner to submit a plan to, and receive written approval and a permit (pursuant to Chapter 25, Tucson Code) from, TDOT. The landscaping will be reviewed for sight visibility safety, pedestrian safety, upheaval potential, and compatibility with existing utilities and drainage facilities.

F. Any improvements (landscaping, irrigation, etc.) installed in the sidewalk area by the owner of an abutting property will be installed at the owner's expense. If the improvements need to be removed or relocated because of construction of City of Tucson projects, removal and relocation will be at the owner's expense.

G. Maintenance of the sidewalk area is the responsibility of the owner of the abutting property.

2.8 Pedestrian Access. Barrier-free access routes shall be designed so they are traversable at all times and free of floodwater during a ten (10) year frequency flood event.

A. All streets require the installation of a barrier-free pedestrian circulation path, unless specifically exempted by this Standard. The pedestrian circulation path consists of sidewalks, wheelchair ramps, and landings.

Where the local street system is designed so that access to schools via the local streets is indirect, a pedestrian easement is required which provides a direct route to nearby schools.

2.8 Pedestrian Access. (Cont'd)

B. Pedestrian circulation paths located in a street will conform to the criteria in this Standard.

C. Pedestrian circulation paths located within a development must meet the criteria listed in Development Standard 2-08.0 and in Sec. 3-01.4.4 of this Standard.

3-01.3.0 STREET IMPROVEMENTS.

3.1 Paving.

A. All pavement sections will be designed in accordance with ambient soil conditions and projected use, using a method acceptable to the City Engineer.

1. The minimum structural section for permanent pavement on local streets is:

a. Two (2) inches of asphaltic concrete, supported by four (4) inches of aggregate base course, supported by subgrade compacted to ninety (90) percent relative density in accordance with the Pima County and City of Tucson *Standard Specifications for Public Improvements*; or

b. Three and one-half (3½) inches of asphaltic concrete supported by subgrade compacted to ninety (90) percent relative density in accordance with *Standard Specifications for Public Improvements*.

2. The minimum structural section for an interim paving improvement is two (2) inches of asphaltic concrete on compacted subgrade. (Interim paving may be constructed on public streets when designated by the City Engineer. Such interim paving must be at least twenty-four [24] feet in width. Curbing may be required.)

3. The minimum structural section for a private residential street is dust control paving.

4. The minimum structural section for a private street in an industrial development will be three (3) inches of asphaltic concrete supported by six (6) inches of aggregate base course.

5. The minimum structural section for temporary paving is two (2) inches of asphaltic concrete pavement on compacted earth.

B. All asphaltic concrete will conform to *Standard Specifications for Public Improvements* or an approved equivalent, unless directed otherwise by the City Engineer.

3.2 Curbing.

A. Curbing is required on all streets in order to adequately control drainage within the street, prevent moisture from entering the subgrade, control access to abutting property, separate the roadway from the pedestrian area, and provide adequate lateral support for the pavement structure.

B. Curbing will conform to the following criteria.

1. Curbing will be vertical or wedge curbs as detailed in *Standard Details for Public Improvements*.

2. Vertical curbing is required on all streets:

a. With a projected ADT of one thousand (1,000) or more, and

b. When the sidewalk adjoins the back of curb.

3. Wedge curbing may be used on streets with a projected ADT of one thousand (1,000) or less.

C. At the intersections of streets with other streets or of streets with PAALs/driveways, the curb lines will be connected with a curve having the minimum radius shown in ***Figure 6***, measured at the face of the curb.

D. At intersections of alleys with streets having vertical curbing, curb returns with a minimum radii of twelve (12) feet are required. If the alleys are not paved, the ends of the curb returns will be connected with a concrete header along the extension of the street right-of-way. Curb cuts may be used in place of curb returns only with the approval of the City Engineer. (See ***Figure 7***.)

When wedge curbs are used, curb returns need not be provided at alleys unless required for drainage control.

E. All curb cuts, curb returns, and curb depressions will be located in accordance with the City of Tucson Code, Chapter 25.

F. Wheelchair ramps meeting the criteria of this Standard will be provided at all curb returns.

G. When curb returns are installed at arterial intersections, conduit and pull boxes will also be installed per the currently adopted street lighting plan to allow for future lighting projects. The conduit and pull boxes will be to *Standard Details for Public Improvements*. TDOT will provide guidelines as to plan details.

3.3 Pedestrian Circulation Paths.

A. Sidewalks are required as part of new development of all properties. All new subdivisions and applications for building permits shall provide five (5) foot wide sidewalks along the entire length of street frontage, whether public or private, of the property in question. The sidewalk requirements also apply to expansions in floor area, site area, or vehicular use area of twenty-five (25) percent or more. Sidewalks are not required in the following circumstances.

1. At locations where pedestrian traffic is extremely unlikely, subject to approval of the Community Design Review Committee (CDRC);

2. At locations where pedestrian traffic is heavily predominant along only one (1) side of a street, a sidewalk is required only on that side of the street, subject to approval of the CDRC;

3. For development of parcels located in areas included in improvement districts which are under design and which include sidewalks;

4. On any residential street with an ADT of less than one hundred forty (140), provided the street has vertical curbs and concrete driveways providing pedestrian and disabled pedestrian access to the dwelling on each lot;

5. On any residential street with an ADT of less than four hundred (400), provided that a sidewalk is constructed in an alternative location approved by the CDRC;

6. For subdivisions proposing individual single-family residential lots, with each lot containing sixteen thousand (16,000) square feet of area or more;

7. On streets in established areas without existing curbs;

8. For lots containing drainageways in which the flow from the one hundred (100) year storm is one hundred (100) cfs or greater, provided an alternate route for pedestrians is constructed in a location approved by the CDRC. This exception is limited to the width of the drainageway, which is measured from top-of-bank to top-of-bank;

9. For streets in established areas where adequate right-of-way does not exist and existing improvements adjacent to the right-of-way preclude granting a public pedestrian easement for construction of pedestrian facilities on site;

10. For a single-family lot where adjacent lots are developed without sidewalks, provided the lot is not part of a subdivision that is under development or has assurances posted for such improvements.

3.3 Pedestrian Circulation Paths. (Cont'd)

B. Sidewalk Location. Sidewalks must meet the following locational requirements.

1. Sidewalks will be located a minimum of two (2) feet from the back of the existing or projected wedge curb location (the standard location) and extend to the curb at all street intersections.

   These sidewalks may meander, if:

   a. The sidewalk is in the standard location at the extension of the property lines or matches the alignment of the abutting sidewalks; and

   b. On a public street, the sidewalk is located within the right-of-way or within an acceptable pedestrian easement; and

   c. The maximum lateral offset does not exceed seven and one-half (7½) feet; and

   d. Lateral transitions in the sidewalk are no sharper than three (3) longitudinal to one (1) lateral; and

   e. Irrigation is not placed between the sidewalk and the curb; and

   f. The sidewalk is a minimum of five (5) feet in width where it adjoins vertical curbing.

2. Sidewalks will extend the full width of the street frontage of the development to provide continuity of the pedestrian and disabled pedestrian circulation path.

3. Bus benches and shelters will be located adjacent to the edge of the sidewalk and will not encroach into the five (5) foot wide circulation path.

4. There will be a minimum of one (1) foot separation between the five (5) foot wide pedestrian circulation path portion of any sidewalk and any adjacent structure. This one (1) foot wide area may also consist of concrete.

5. Sidewalks must be physically separated from any vehicular travel lane by means of curbing, grade separation, barriers, railings, or other means, except at crosswalks.

C. Ramp Requirement. Curb ramps must be provided at all points where the sidewalk intersects a curb, in accordance with Arizona Revised Statute 9-499.02. Ramps must align with each other where they cross the street.

3-01.4.0 CONSTRUCTION STANDARDS.

4.1 Sidewalk Specifications.

A. *Width.*

1. Sidewalks located along a street will meet the following requirements.

a. All projects which require a new sidewalk will provide a sidewalk with a minimum width of five (5) feet, installed to avoid any obstruction which decreases the minimum width to less than five (5) feet.

Additional sidewalk width is required for schools and within pedestrian oriented areas, such as the University area and the Downtown Redevelopment Area.

b. All projects which have an adjacent existing sidewalk less than four (4) feet in width will provide a sidewalk with a minimum width of five (5) feet by:

1) Increasing the width of any narrower existing sidewalk to five (5) feet; and

2) Removing all obstructions (such as poles, signs, benches, bus stops, etc.) from the sidewalk to provide a minimum width of five (5) feet; or

3) Constructing additional sidewalk where obstructions cannot be moved, so that a minimum five (5) feet of sidewalk extends past the obstruction.

c. Where sidewalks are less than five (5) feet in width, passing spaces at least five (5) feet by five (5) feet will be located at reasonable intervals not to exceed two hundred (200) feet. A T-intersection of two (2) sidewalks or a level driveway apron is an acceptable passing space. A public pedestrian easement may be required for installation of the passing spaces.

B. *Vertical Clearance.* All sidewalks will have an unobstructed vertical clearance of eighty-four (84) inches.

4.1 Sidewalk Specifications. (Cont'd)

C. *Composition.*

1. Sidewalks located within a street right-of-way, both parallel to the street and leading into a development project, will be constructed in conformance with the composition requirements of the *Standard Details for Public Improvements*. The *Standard Details for Public Improvements* may have to be modified to comply with the slope requirements of this Standard. Textured concrete will have a relief less than or equal to one-eighth (1/8) inch.

D. *Slope.*

1. *Accessible Route Cross Slope.* The cross slope of the sidewalk will not exceed two (2) percent. If existing public sidewalks which intersect driveway aprons have a cross slope which exceeds two (2) percent (where the apron slope is measured to the back of the sidewalk), one (1) of the following will occur. A public pedestrian easement may be required for installation of pedestrian facilities.

   a. The driveway apron will be reconstructed so the sidewalk portion of the apron does not exceed two (2) percent cross slope; or

   b. An additional four (4) feet of sidewalk, with transitions, will be installed behind the existing apron; or

   c. Additional paving will be installed to provide a level accessible route, with transitions, in the parking area behind the sidewalk; or

   d. Where excess right-of-way exists, the sidewalk is meandered behind the driveway apron to provide an accessible route.

2. *Accessible Route Running Slope.* The running slope of the sidewalk will not exceed one (1) vertical to twenty (20) horizontal, unless the longitudinal grade of the street exceeds this maximum. Any portion of a sidewalk which exceeds this slope will conform to the requirements of this Standard concerning ramp construction, unless TDOT determines that extenuating circumstances preclude conformance.

4.2 Ramp Specifications.

A. *Width.* All ramps will have a minimum width of four (4) feet, excluding edge protection or flared sides.

B. *Rise.* The maximum rise for any ramp will be thirty (30) inches.

4.2 Ramp Specifications. (Cont'd)

C. *Slope.*

1. *Accessible Route Cross Slope.* The cross slope of ramps will not exceed one (1) vertical to fifty (50) horizontal.

2. *Accessible Route Running Slope.* The running slope of ramps will not exceed one (1) vertical to twelve (12) horizontal. This includes the slope of the underlying and adjacent topography.

   Exceptions:

   a. Changes in elevation no greater than one-fourth (¼) inch may be vertical and without treatment.

   b. Changes in elevation between one-fourth (¼) inch and one-half (½) inch will be beveled with a slope no greater than one (1) vertical to two (2) horizontal.

D. *Ramp Landings.* All ramps will have an unobstructed level landing both at the top and the bottom of the ramp, meeting the following requirements.

1. *Width.* The landing will be at least as wide as the ramp leading into it.

2. *Length.* The landing will be at least five (5) feet long.

3. *Landing Slope.* A landing will be level in any direction. A street surface may be used for the landing at the bottom of the ramp if it meets all composition and slope requirements for an accessible route.

E. *Sidewalk/Ramp Intersections.* A sidewalk will intersect a ramp only at the top or bottom landing.

F. *Ramp Safety.*

1. *Obstruction by Parked Vehicles.* Curb ramps will be located so that vehicles cannot park blocking the ramp access.

2. *Handrails.* Handrails will be required for any ramp other than a curb ramp with a rise greater than six (6) inches or longer than seventy-two (72) inches. The following criteria apply.

   a. Handrails will be located on both sides of the ramp.

   b. On any ramp which changes direction, the inside handrail will be continuous.

4.2 Ramp Specifications. (Cont'd)

c. The height of the top of the handrails will be between thirty (30) inches and thirty-four (34) inches from the ramp surface.

d. If the handrails are constructed of metal, the top railing will be covered with a non-heat-conducting material.

3. *Vertical Drop-Offs.* If any ramp other than a curb ramp has a vertical drop-off on the side, there will be a curb, wall, railing, or surface projecting above the ramp surface to prevent pedestrians and wheelchairs from slipping off the ramp. Minimum height of any protective device will be two (2) inches.

4. *Surface.* Ramps and landings will be rough finished for traction. Stamped textured concrete is not acceptable.

5. *Drainage.* All ramps and landings will be designed so that water does not collect on the surface of the ramp or landing.

4.3 Driveways.

A. Driveway aprons will be of portland cement concrete (PCC) constructed to City of Tucson Standards, with a standard length of eight (8) feet from the front of the curb to the back of the apron.

B. Curb returns may be used in place of standard curb cuts only when one (1) or more of the following conditions occur.

1. The ADT of the driveway exceeds one hundred (100);

2. The points of access to a property should be limited for traffic control and other reasons;

3. Local conditions occur which involve speed, the amount of truck traffic, or the type of development and which, in the opinion of TDOT, require curb returns.

4.4 Street Drainage. A portion of rainfall which falls on subdivision lots eventually concentrates in either streets or drainageways. The primary function of streets is to carry the traffic. In most cases, however, drainage and traffic flow can complement each other to accomplish the most efficient use of streets. As the storm runoff amount increases adjacent to curbs, it will begin to interfere with traffic movement, at which time the flow or portions thereof must be removed from the streets into drainageways.

4.4 Street Drainage. (Cont'd)

A. *Drainage Criteria for Local, Collector, and Arterial Streets.* The design criteria given in Sec. 12.2 of Development Standard 10-02.0 "Standard Manual for Drainage Design and Floodplain Management in Tucson, Arizona" shall apply to all newly constructed and substantially improved local, collector, and arterial streets. The following drainage design criteria shall apply.

1. Runoff from a ten (10) year storm must be contained within the curbs of the street. On arterial streets or multiple lane roadways, at least one (1) travel lane in each direction shall be free from flooding during a ten (10) year flood. Otherwise, storm drains, drainage channels, or other acceptable infrastructure shall be provided to comply with all-weather access requirements.

2. Storm drain systems shall be designed such that the ten (10) year storm is contained in the combined street gutter and storm drain system. Whenever developments occur in areas not adequately served by existing storm drains and/or drainage channels and street drainage design criteria require installation of storm drains, the design of this drainage facility shall be as approved by the City Engineer's Office.

B. *Maximum Allowable Street Flow.* All streets shall be designed and constructed so that the maximum rate of storm runoff flowing in the direction of vehicular travel *should not* exceed 50 cfs. In no case *shall* the maximum rate of storm runoff flowing in the direction of vehicular travel exceed one hundred (100) cfs without proper justification and prior approval by the City Engineer's Office.

C. *Drainage Conveyance Structures.* Curb cuts, sidewalk scuppers, curb inlets, grate inlets, or other drainage conveyance structures shall be constructed, as appropriate, to convey the street flow to the storm drain or other drainageways.

D. *Flow at At-Grade Dip Crossings.* Streets required for permanent all-weather access shall be designed and constructed so that the maximum rate of storm runoff flowing across the street at a wash crossing shall not exceed one (1) foot in depth during a one hundred (100) year flood.

E. *All-Weather Access*. All-weather access is a safe vehicular travel route which both conventional and emergency vehicles require for the purpose of unimpeded access. Streets required for permanent all-weather access shall be designed and constructed based on the following performance criteria.

1. At least one (1) paved, permanent, all-weather access shall be provided to each lot over terrain which can be traversed by conventional motor vehicles in times of flooding. This Standard applies to public or private streets and to a designated route connecting a street and the development or building in question.

4.4 Street Drainage. (Cont'd)

2. Stormwater runoff flowing either across or in the direction of an all-weather access route shall not exceed one (1) foot in depth during the one hundred (100) year flood.

3. The depth of flow in a roadway shall not exceed one (1) foot in depth, except at drainage crossings, during the regulatory (100-year) flood peak discharge.

F. *Sidewalks.* At any point where the ten (10) year flood discharge starts to cross a sidewalk, the sidewalk shall be designed and constructed to convey the ten (10) year flood flow under the sidewalk. The equation or design criteria $dv^2 < 18$ may be utilized to regulate flow depths and/or flow rates exceeding the ten (10) year flood discharge magnitudes.

4.5 Vehicular Travel Lane Grade Criteria.

A. Barring unusual circumstances of grade or drainage conditions, the following criteria apply to streets (both public and private) and alleys. Any exceptions must be obtained in writing from the City Engineer.

Maximum Longitudinal Grades	
Travelways under 600 feet in length	15%
Travelways over 600 feet in length	12%
Cul-de-sac turning areas	8%

Minimum Longitudinal Grades	
Crowned streets	0.50%
Inverted streets	0.50%

B. Vertical curves are required on local, collector, and arterial streets where the algebraic difference in grade exceeds one (1) percent, and the minimum desirable vertical curve length is one hundred (100) feet. Vertical curves will be designed to meet minimum stopping sight distance.

C. Crowned Streets (see ***Figure 8***). When the street is used as a ramp landing, the maximum slope of the landing area is two (2) percent.

1. The minimum crown is two (2) percent for streets with a longitudinal grade of 0.50% or greater.

2. The minimum crown is three (3) percent for streets where a longitudinal grade less than 0.50% is approved.

3. The maximum crown is four (4) percent.

4.5 Vehicular Travel Lane Grade Criteria. (Cont'd)

D. Inverted Streets (see ***Figure 8***). When the street is used as a ramp landing, the maximum slope of the landing area is two (2) percent.

1. The minimum cross slope for an inverted street is two (2) percent for streets with a longitudinal grade of 0.50% or greater.

2. The minimum cross slope for an inverted street is three (3) percent for a street where a longitudinal grade of less than 0.50% is approved.

3. Inverted crown slopes in excess of three (3) percent may be used only with the City Engineer's approval.

E. Street improvements are required on streets abutting properties subject to rezoning or subdivision platting. The extent of the improvements will be based on the street classification, the amount of traffic projected, soil conditions, and drainage.

F. All street improvement plans must comply with *Standard Details for Public Improvements* which outlines drafting standards for the preparation of plans.

G. All standard details, specifications, and procedures mentioned in this Standard may be obtained at the Office of the City Engineer or the City Clerk.

4.6 Utilities.

A. Utilities will be located in compliance with utility location drawings. (See ***Figures 9-14***.)

B. Strip easements may be used along streets for the installation of utilities. (See ***Figure 15***.) With the exception of minor service extensions to individual parcels, all longitudinal utility installations between service points at individual parcels will be located within street rights-of-way. Access between the street and the private property will not be denied unless unsafe conditions exist.

C. All sanitary sewer facilities will be constructed in accordance with current Pima County Department of Wastewater Management standards.

4.7 Assurances. When assurances for street, sewer, electric and water utilities, and drainage and flood control improvements are required in conjunction with a subdivision, they will be posted prior to final plat approval by the City Engineer or designee. Assurances are to be posted in accordance with Development Standard 1-04.0.

3-01.5.0 SIGHT VISIBILITY.

5.1 Sight Visibility Triangles. Clear lines of sight will be maintained along all streets and driveways to assure the safety of motorists and pedestrians.

5.1 Sight Visibility Triangles. (Cont'd)

A. *Lines of Sight.*

1. Lines of sight will not be obscured between thirty (30) inches and six (6) feet through a triangular area adjacent to a driveway, a PAAL, an alley, or a street, where such access ways intersect with another street in a T-configuration. The sight visibility triangle, or sight triangle, consists of three (3) sides that are formed by two (2) intersecting access ways and a line connecting the two (2).

   The first side, or through street side, is drawn parallel to the centerline of the street that is intersected. The second side, or stem side, is drawn parallel to the centerline of the stem street. The line which connects the first two (2) sides, or sight line, is drawn diagonally to the through street. (See ***Figure 16***.)

   Where streets meet in a four (4) way intersection, each street is considered a stem, with the other street considered the through street, for purposes of determining the sight triangle. (See ***Figure 17***.)

2. The datum for the purpose of measuring the limits of the lines of sight (i.e., thirty [30] inches and six [6] feet) is an imaginary plane formed by the intersection of the gutter line (or its approximation) of the through street with the at-grade centerline (or its approximation) of the stem street.

B. *Sight Visibility Triangle Criteria.*

1. A sight triangle will be maintained on each side of a stem that intersects a two (2) way through street so that clear sight is provided to vehicles approaching from both the near side (to the driver's left) and the far side (to the driver's right) of the stem. Near side means approaching traffic is on the same side of the street as the stem. Far side means approaching traffic is on the opposite side of the street from the stem.

   The length required for the through street side of the sight triangle is measured on the side of the stem from which traffic approaches. On one-way streets or streets with median islands (i.e., no opening), only one (1) sight triangle is required on the side of approaching traffic; however, a twenty (20) foot (stem) by thirty (30) foot (curb) pedestrian visibility triangle will be maintained on the opposite side of approaching traffic. (See ***Figure 16***.)

2. If a street is included on the *MS&R Plan*, both the existing and future sight visibility triangles (based on the *MS&R Plan* typical cross sections) should be shown. Future sight visibility triangles are to be based upon the *MS&R Plan* typical cross section for said street. The most restrictive sight visibility triangles will be used unless specifically exempted.

5.1 Sight Visibility Triangles. (Cont'd)

3. The through street side of a sight triangle on a horizontal curve is measured along a chord, as opposed to along the arc. (See ***Figure 18***.)

4. The sight triangle location and dimensions may be adjusted to compensate for unusual circumstances, such as irregular topography or grade changes, cul-de-sacs, curvilinear or deflected streets, or in other situations acknowledged by the CDRC.

5.2 Sight Distances.

A. The length of the stem side of the sight triangle is twenty (20) feet, measured from a point specified below.

B. The length and location of the through street side of the sight triangle for near side/far side is determined according to the following criteria.

1. On any PAAL or on a street with an ADT of one hundred forty (140) or less, no sight triangle is required. The minimum building setback required in Sec. 3.2.6.5 of the *LUC* prevails.

2. Where the ADT is greater than one hundred forty (140) but less than one thousand one (1,001), the through street side is considered a local street in the "Line of Sight Matrix" (Sec. 3-01.5.3) and is measured at the edge of the nearest adjacent travel lane.

3. Where the ADT is between one thousand one (1,001) and twelve thousand (12,000) and the street is not designated as an arterial on the *MS&R Plan*, the through street side is considered a collector street in the "Line of Sight Matrix" and is measured at both the existing and projected (future) face of curb. The future face of curb is based on the typical *MS&R Plan* right-of-way cross section for that street.

4. Where the ADT is twelve thousand (12,000) or more or the street is designated as an arterial on the *MS&R Plan*, the through street side is considered an arterial street in the "Line of Sight Matrix" and is measured at both the existing and projected (future) face of curb.

   The future face of curb is based on the typical *MS&R Plan* right-of-way cross section for that street.

5. On any street designated by the *MS&R Plan* as requiring intersection widening, the midblock *MS&R Plan* cross section may be used, at the discretion of the City Engineer, for determining the future sight visibility triangles of parcels lying within or adjoining the intersection widened portion of the street right-of-way.

5.3 Line of Sight Matrix.

STEM STREET SIDE	THROUGH STREET SIDE			
		Local	***Collector***	***Arterial***
DRIVE/PAAL	Near Side	185*	265	345
	Far Side	110	110	125
LOCAL	Near Side	180	260	340
	Far Side	110	110	125
COLLECTOR	Near Side	175	255	335
	Far Side	110	110	125
ARTERIAL	Near Side	165	245	325
	Far Side	110	110	125

*Length in Feet

5.4 Structural Projections or Overhangs. Structural projections or overhangs over six (6) feet above finish grade are permitted within the required setback areas, provided that the overhang does not extend into the public right-of-way or the future right-of-way per the *MS&R Plan*, and the following conditions are met.

A. On any PAAL, see Development Standard 3-05.2.2.B.

B. On any street, see Sec. 3.2.6.5 and Sec. 3.2.6.6 of the *LUC*.

3-01.6.0 STREET DESIGN CRITERIA.

6.1 Street Layout.

A. Partial local street rights-of-way are not acceptable for subdivision design. Modifications may be granted in accordance with Sec. 3-01.7.0. Where partial streets exist adjacent to the tract being developed (see ***Figure 19***):

1. Additional property necessary to provide the full width right-of-way must be dedicated; and

2. Improvements must be made to the street as required by TDOT.

B. Proposed developments will provide for the continuation of existing arterial and collector street right-of-way.

C. The local street system will be arranged to discourage through vehicular traffic through the proposed development.

D. When residential lots front on arterials or collectors, proposed developments will provide sufficient right-of-way for local service or access streets. Other treatments to protect residential properties by separation of through and local traffic will be considered.

6.1 Street Layout. (Cont'd)

E. Where residential driveways front directly on a major street, adequate area will be provided on site to accommodate a vehicular turnaround area or a circular driveway.

F. The proposed development will provide streets that conform to all adopted neighborhood or area plans.

G. All stub streets will be designed as collector streets for a minimum ADT of one thousand (1,000) vehicles and will provide temporary turnaround areas at the stub end.

H. When the City of Tucson determines that vehicular access to or from a development or subdivision at a particular location should be prohibited in the public interest and for health, welfare, or safety, a one (1) foot wide no vehicular access easement will be dedicated to the City of Tucson. Physical barriers may be required.

6.2 Geometric Design.

A. Street design will be in accordance with the following criteria, subject to the approval of the City Engineer and concurrence by the CDRC. Grades, curve criteria, sight distances, and other geometric design standards not specifically included in this Standard will conform to *A Policy on Geometric Design of Highways and Streets*, published by the American Association of State Highway and Transportation Officials (A.A.S.H.T.O.).

Arterial street design will conform to the current edition of the A.A.S.H.T.O. manual, *A Policy on Design of Urban Highways and Arterial Streets*.

Minimum posted speed for public local streets will be twenty-five (25) miles per hour. Private local streets may be designed for twenty (20) miles per hour.

B. Permanent dead-end streets will be designed with an adequate turnaround at the dead end, except for dead-end streets less than one hundred fifty (150) feet in length, if municipal services, such as fire, refuse, and postal service, can be provided without the use of the street.

Dead-end streets may exceed six hundred (600) feet in length, as measured from the centerline of the connecting street to the far end of the turnaround area, under the following conditions.

1. The ADT is less than four hundred (400), and

2. The total length of the dead-end street is not to exceed twelve hundred (1,200) feet in length, and

6.2 Geometric Design. (Cont'd)

3. The street is approved by both the Fire Department and TDOT, and

4. The portion of the dead-end street nearest the connecting street has a minimum of thirty-six (36) feet of pavement (measured between backs of wedge curbs or between faces of vertical curbs) for a distance equal to the total length of the dead-end street less six hundred (600) feet.

C. Turnarounds may be designed as cul-de-sacs or "T" or "Y" shaped configurations in accordance with Sec. 3-01.6.2.C.1 and Sec. 3-01.6.2.C.2.

1. The cul-de-sac is preferred by the City of Tucson at all times for local street turnarounds because of its overall efficiency. (See ***Figures 20 and 21***.)

a. In residential areas, the right-of-way turnaround radius will be a minimum of fifty (50) feet, with a radius of fifty (50) feet for return curves.

b. In industrial and commercial areas, the right-of-way turnaround radius will be a minimum of sixty (60) feet, with a radius of sixty (60) feet for return curves.

c. In residential areas, the turnaround will be paved with a minimum radius of forty-two (42) feet, measured to the face of the vertical curb or to the back of the wedge curb, whichever is provided.

d. In industrial and commercial areas, the turnaround will be paved with a minimum radius of fifty-two (52) feet, measured to the face of the vertical curb or to the back of the wedge curb, whichever is provided.

e. Parking will be allowed along the curb of a cul-de-sac utilizing a pavement turnaround radius of fifty (50) feet or greater.

f. See ***Figure 22*** for the standard right-of-way and curb "knuckle" design for a street right-of-way of fifty (50) feet.

2. "T" and "Y" shaped turnarounds may be used for dead-end streets which have a projected ADT of one hundred forty (140) or less. (See ***Figure 23***.) Parking will not be allowed in the turnaround area. Vertical curbing is required in the turnaround area.

3. Street improvements may be required on dead-end streets abutting properties subject to rezoning or subdivision platting. The extent of improvements will be based on the street classification, the amount of traffic projected, the soil conditions, and the drainage.

6.3 Street Alignments. Jogs of less than one hundred fifty (150) feet in local alignments are not acceptable. Arterial and collector streets will not have jogs in alignment. (See ***Figure 24***.)

6.4 Intersection Alignments.

A. The centerlines of intersecting streets will have an angle of intersection of ninety (90) degrees or as close to ninety (90) degrees as is practicable. Local streets will intersect at an angle no less than sixty (60) degrees.

Arterial and collector streets will have an angle of intersection no less than seventy-five (75) degrees. (See ***Figure 25***.) Curvilinear streets should radially intersect.

B. Right-of-way lines at the corners of street intersections will be rounded with a curve radius of twenty-five (25) feet or greater for residential districts and forty (40) feet for commercial or industrial districts.

6.5 Private Streets.

A. Private streets are permitted only where satisfactory means of providing for their control and maintenance is demonstrated.

1. The City of Tucson will not be responsible for maintenance, liability, or enforcement of traffic control on private streets, except where specifically authorized by ordinance.

2. Erection of all traffic control and street name signs is the responsibility of the developer. Maintenance of all traffic control and street name signs is the responsibility of the property owners' association.

B. Private streets will be named according to current Pima County criteria and will be approved by Pima County Addressing.

C. An applicant petitioning the City of Tucson to accept the dedication of a private street to the public must satisfy TDOT that the street meets City Standards for public streets, such as structure, right-of-way, and all other public street provisions.

D. Private streets must meet all the requirements of public streets which carry similar types and volumes of traffic, except where specific exceptions are noted in this Standard.

E. PAALs are not acceptable for dedication as public rights-of-way.

6.6 Alleys. Alleys are to be used for utility placement, provision of sanitary services, and as a secondary point of access to property.

3-01.7.0 MODIFICATIONS.

A. Where, in the opinion of the CDRC, there exist extraordinary conditions of topography, land ownership, adjacent development, Historic District review, or other circumstances not provided for in this Standard, the CDRC may modify this Standard in such a manner appropriate to the public interest.

B. In granting a modification of this Standard or requirements of these provisions, the CDRC may make such additional requirements as appear necessary, in its judgment, to secure substantially the objectives of the Standards or requirements so modified.

C. All items not specifically covered by this Standard will be judged on a case-by-case basis by the CDRC without setting precedent.

3-01.8.0 APPEALS. Appeals to decisions made by the CDRC under this Standard are to the Zoning Examiner. The process of appeals will follow the format established in Sec. 5.4.4.1 of the *LUC*.

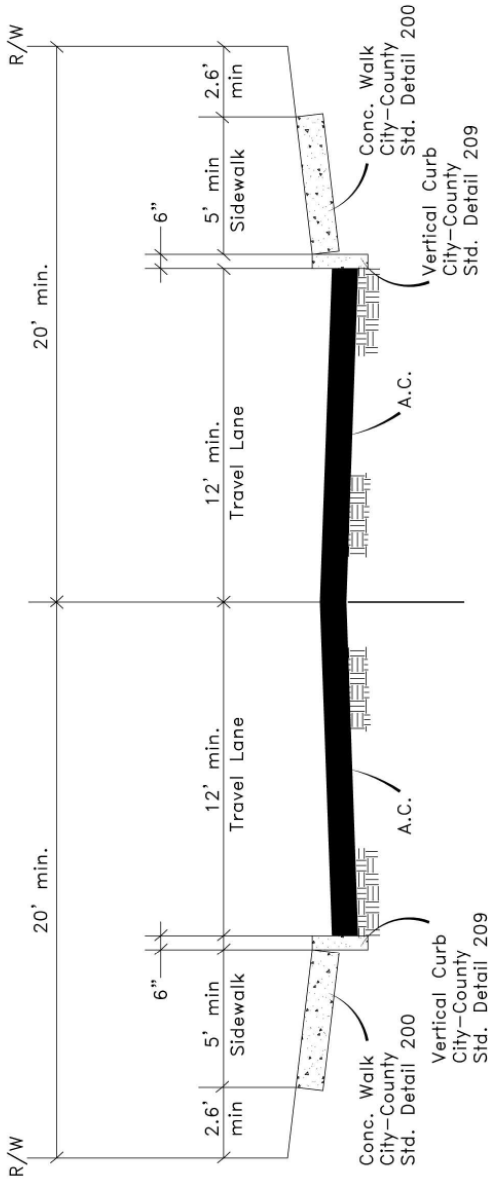
3-01.9.0 ENFORCEMENT. The Department of Transportation is responsible for enforcing the provisions of the Standard.

3-01.10.0 LIST OF FIGURES.

Figure 1 - Typical Cross Section for Interior Roads - No Parking Lanes (ADT 0-1,000)
Figure 2 - Typical Cross Section - Two Parking Lanes (ADT 0-1,000)
Figure 3 - Typical Cross Section - Handicapped Accessible Drive
Figure 4 - Typical Detail - Handicapped Accessible Ramp Detail for Vertical Curb
Figure 5 - Typical Cross Section - Two Parking Lanes (ADT l,001-2,500)
Figure 6 - Curb and Property Radii
Figure 7 - Alley/Street Intersection
Figure 8 - Crowned Streets/Inverted Streets
Figure 9 - 150' Right-of-Way - Utility Location
Figure 10 - 120' Right-of-Way - Utility Location
Figure 11 - 100' Right-of-Way - Utility Location
Figure 12 - 90' Right-of-Way - Utility Location
Figure 13 - 76' Right-of-Way - Utility Location
Figure 14 - 64' Right-of-Way - Utility Location
Figure 15 - Utility Strip Easement
Figure 16 - Sight Visibility Triangles
Figure 17 - Sight Visibility Triangles - 4-Way Intersection
Figure 18 - Sight Visibility Along Curve
Figure 19 - Partial Local Street
Figure 20 - Cul-de-Sac
Figure 21 - Cul-de-Sac
Figure 22 - Standard Right-of-Way and Curb Knuckle Design for 50' Right-of-Way

3-01.10.0 LIST OF FIGURES. (Cont'd)

Figure 23 - Turnarounds
Figure 24 - Street Jogs
Figure 25 - Street Intersections



TYPICAL CROSS SECTION FOR INTERIOR ROADS*

PARKING LANES = 0

* CAN BE USED WHERE PARKING IS PROVIDED IN COMMON AREAS DISTRIBUTED EVENLY THROUGHOUT THE SUBDIVISION AT A RATIO OF ONE (1) PARKING SPACE PER DWELLING UNIT WITHIN THE SUBDIVISION

FIGURE 1 - TYPICAL CROSS SECTION FOR INTERIOR ROADS – NO PARKING LANES (ADT 0-1,000)

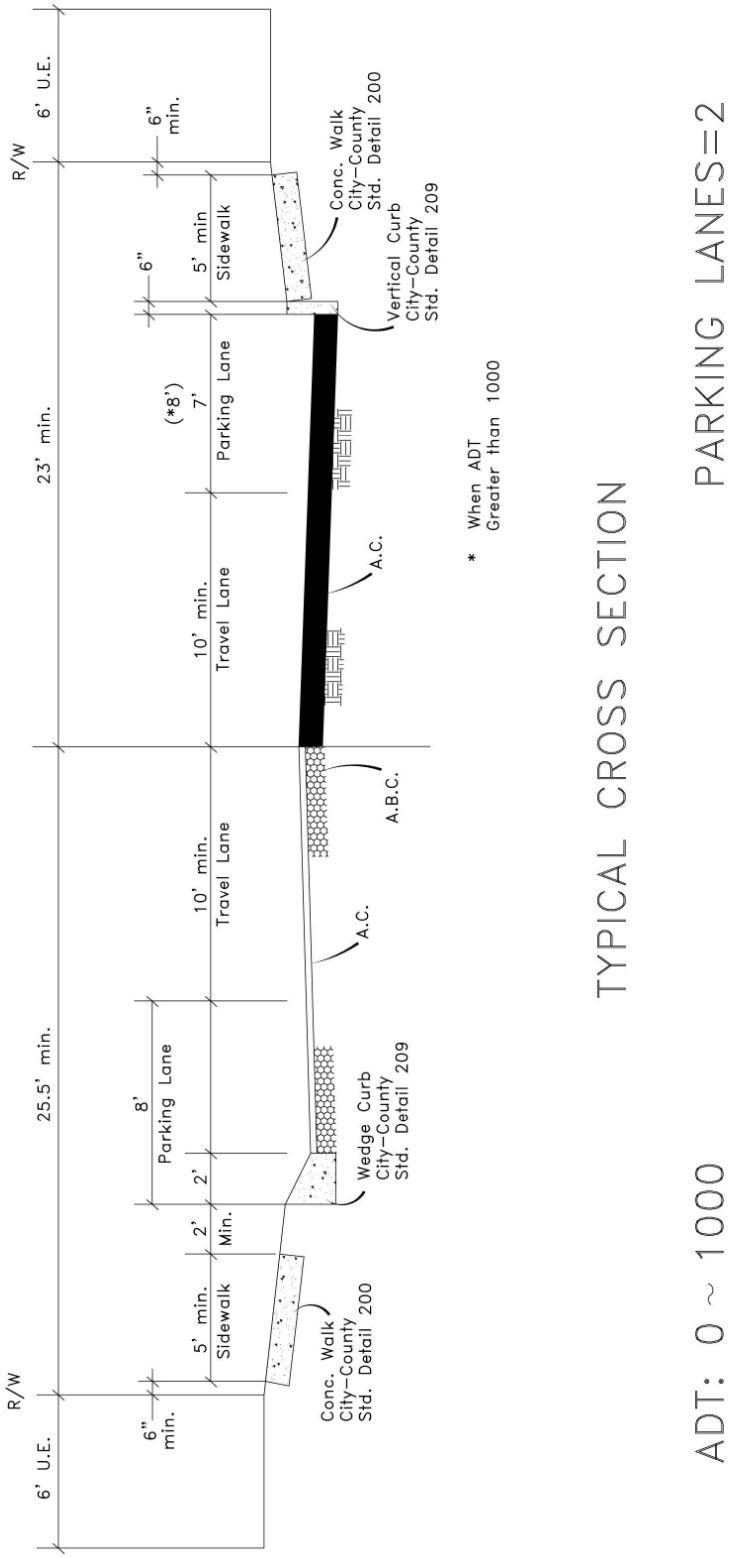


FIGURE 2 - TYPICAL CROSS SECTION –
TWO PARKING LANES (ADT 0-1,000)

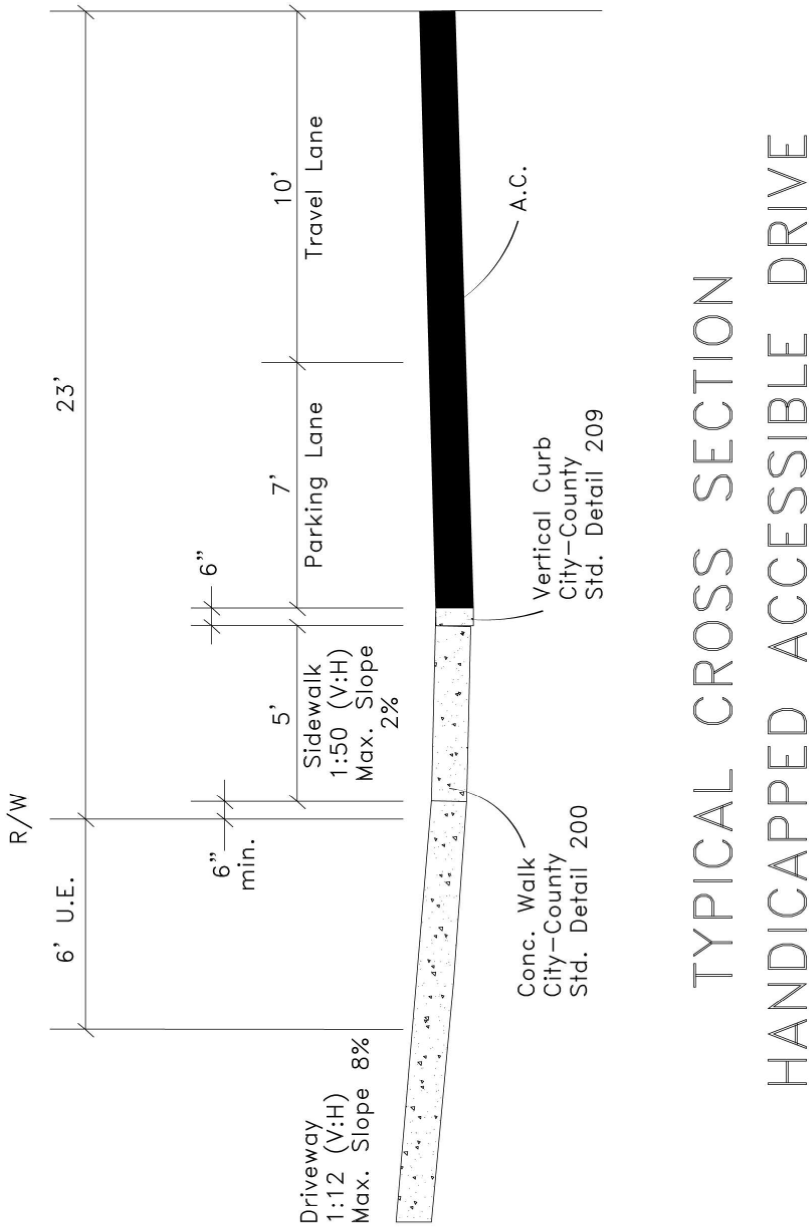
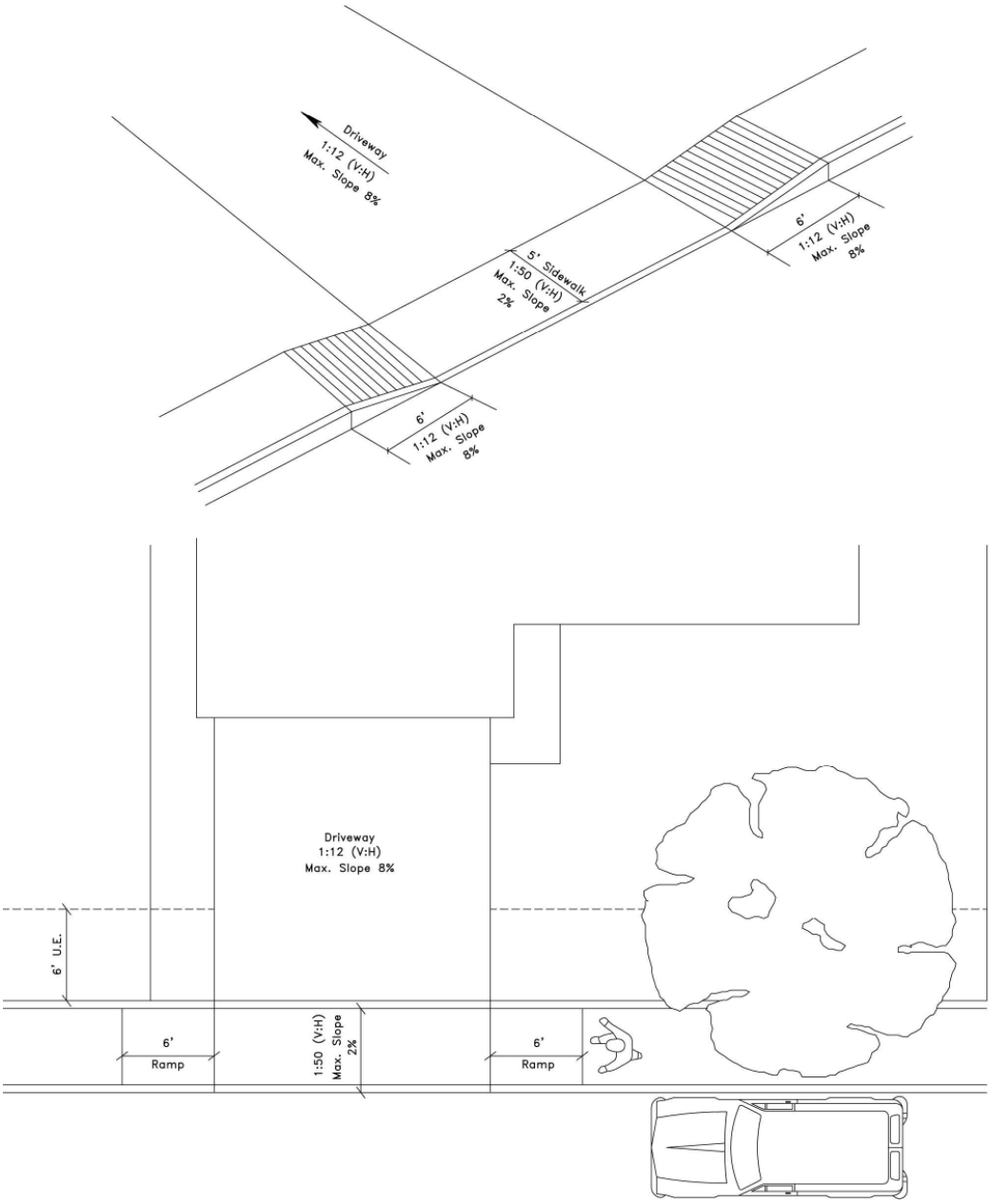


FIGURE 3 - TYPICAL CROSS SECTION – HANDICAPPED ACCESSIBLE DRIVE



Handicapped Accessible Ramp Detail
For Vertical Curb

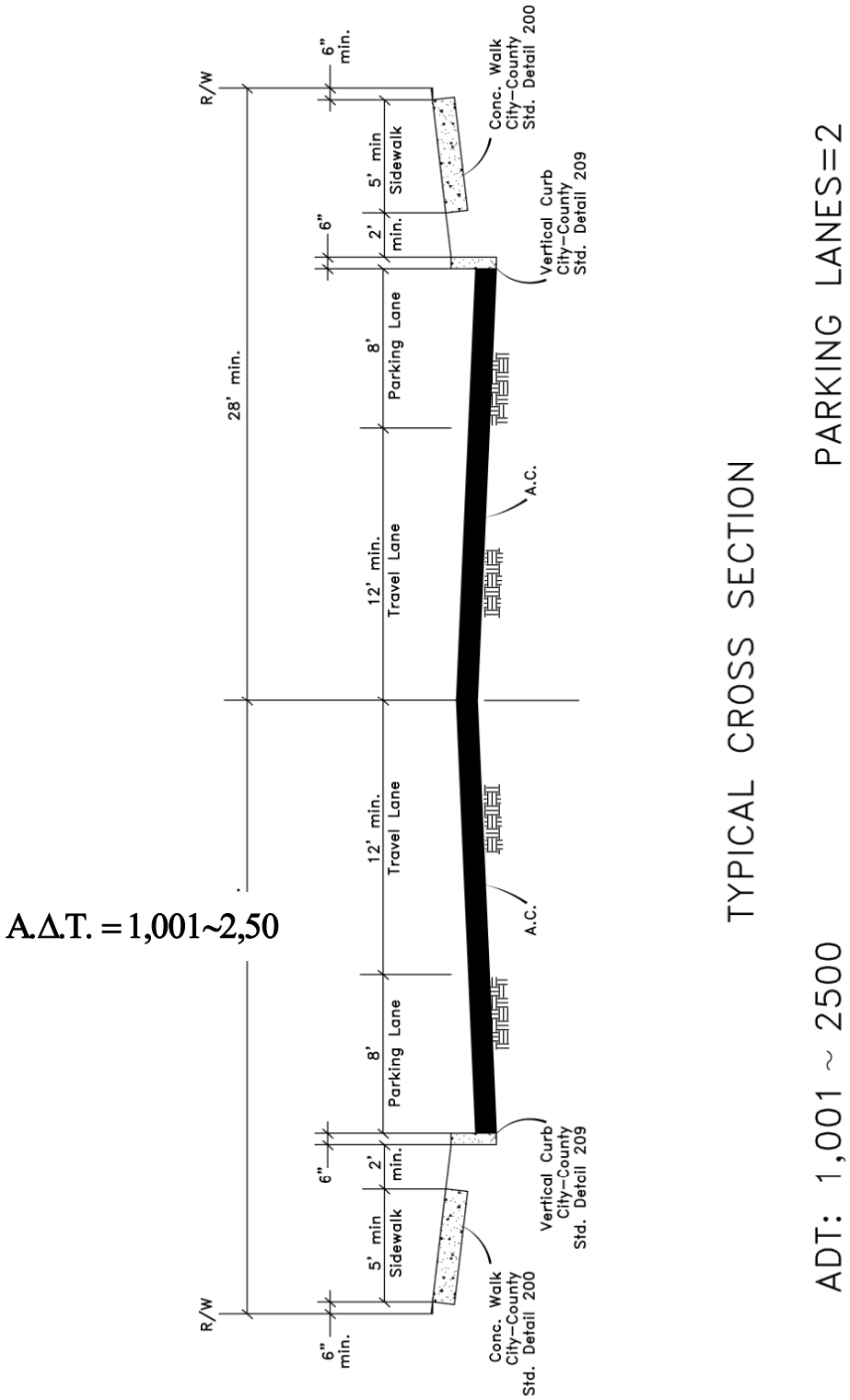
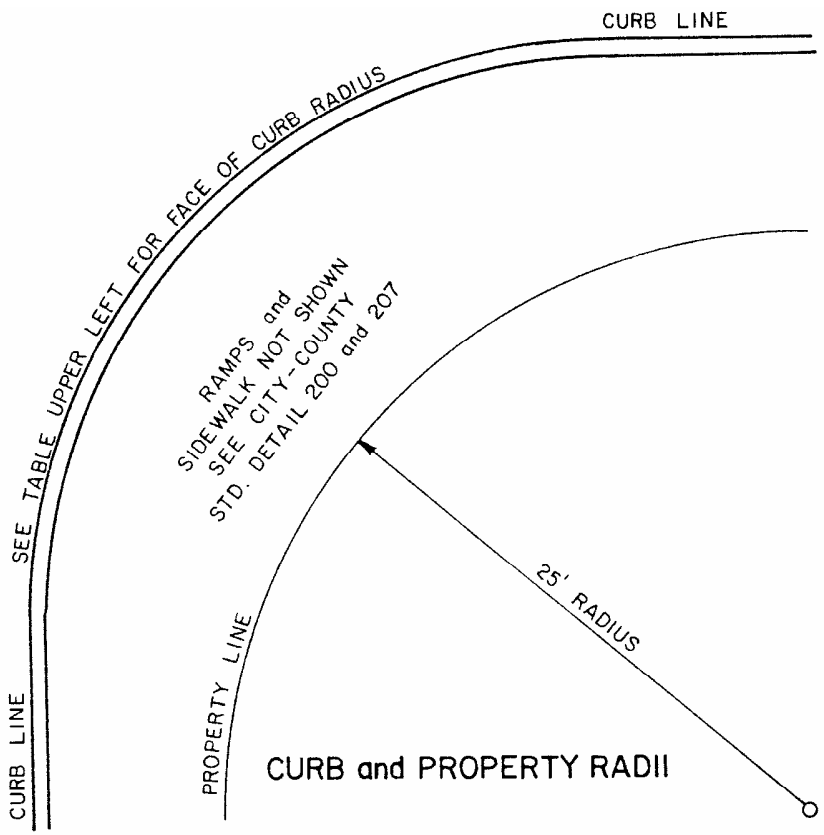
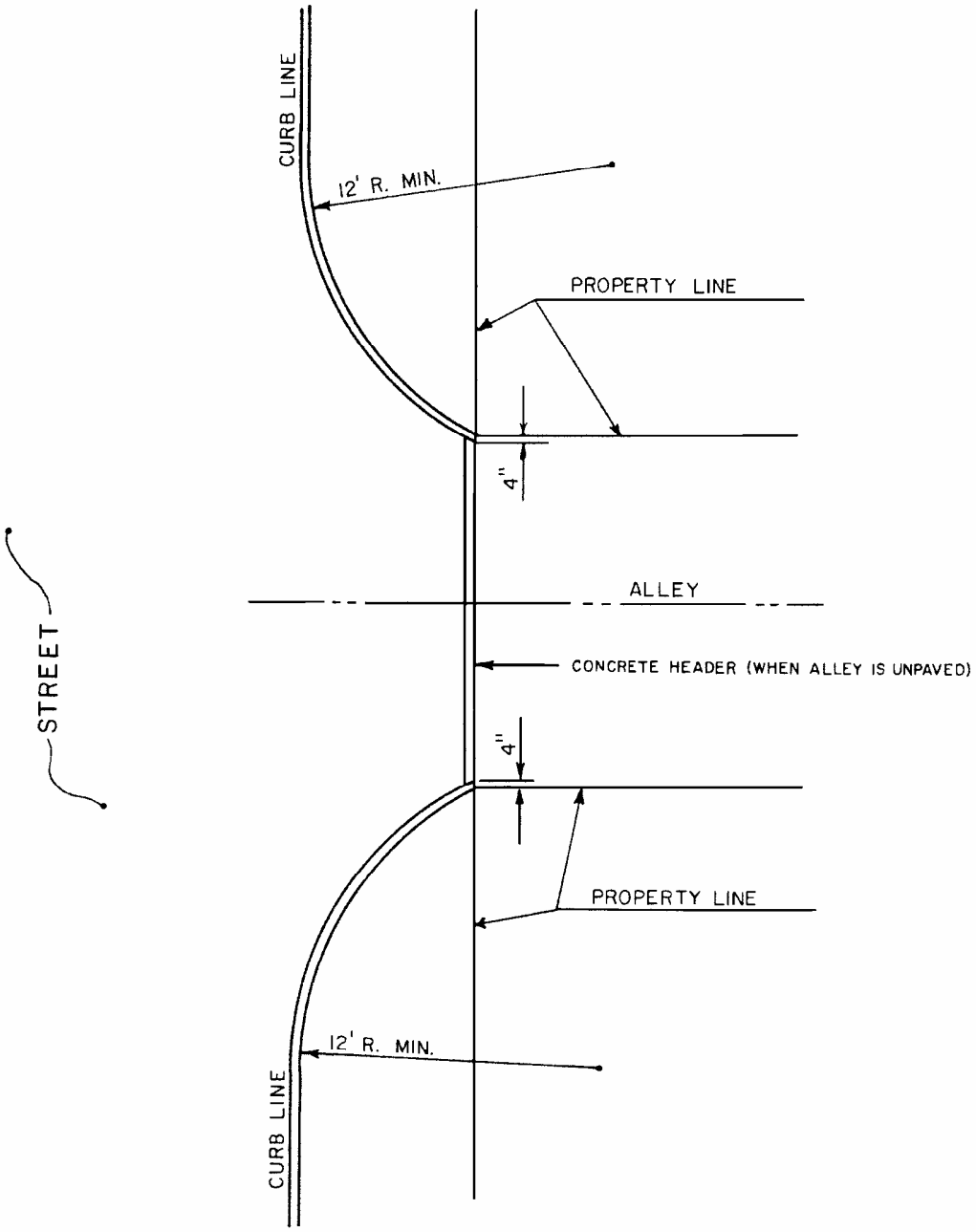


FIGURE 5 - TYPICAL CROSS SECTION – TWO PARKING LANES (ADT 1,001-2,500)

MINIMUM CURB RETURN RADIUS

	ARTERIAL STREET	COLLECTOR STREET	LOCAL STREET	P.A.A.L./ DRIVEWAY
ARTERIAL STREET	30’	25’	25’	25’
COLLECTOR STREET	25’	25’	25’	25’
LOCAL STREET	25’	25’	18’	18’
P.A.A.L./ DRIVEWAY	25’	25’	18’	18’

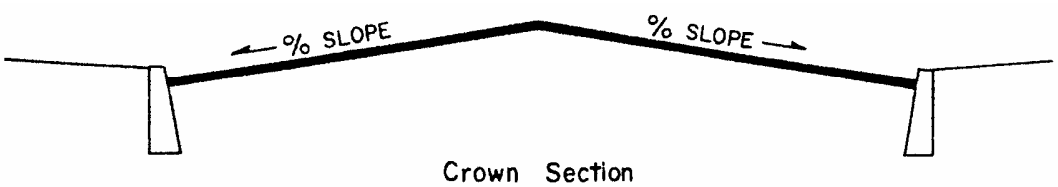




SIDEWALK AND RAMPS NOT SHOWN

ALLEY/STREET INTERSECTION

LONGITUDINAL GRADE	CROWN
≥0.50%	2% MIN.
<0.50%	3% MIN.
ANY	4% MAX.

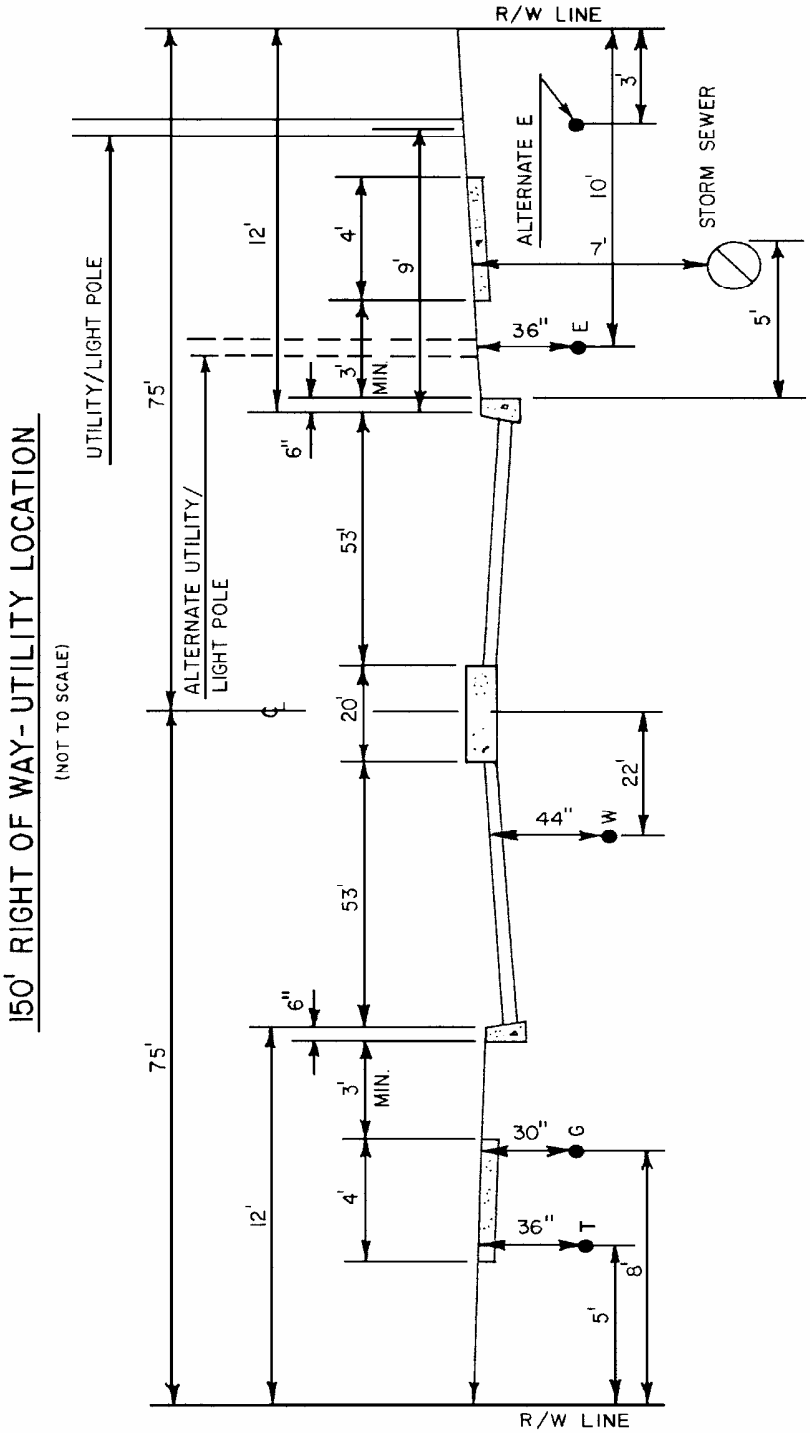


Crown Section

LONGITUDINAL GRADE	INVERT
≥0.50%	2% MIN.
<0.50%	3% MIN.*
ANY	5% MAX.*

Invert Section

*INVERTED CROWN SLOPES IN EXCESS OF 3% REQUIRE CITY ENGINEER APPROVAL



NOTES:

(1) WATER TO LOCATE ON DOWNSTREAM SIDE OF CROSS-DRAINAGE.
(2) DEPTHS NOTED ARE TYPICAL ONLY.
(3) ADDITIONAL UTILITIES TO LOCATE A MINIMUM OF 3' FROM EXISTING UTILITIES WITHIN R/W.
(4) JOINT TRENCH ARRANGEMENT IS AN OPTION FOR TELEPHONE, GAS, AND ELECTRIC AT 10' OFF R/W. TYPICAL DEPTH IS 46".
(5) STORM DRAIN TYPICALLY LOCATED WITHIN 5' FROM BACK OF CURB AND 7' DEEP FROM FINISHED GRADE OF SHOULDER.
(6) THE STANDARD LOCATION FOR 138 KV OVERHEAD ELECTRIC TRANSMISSION FACILITIES WITHIN 150 FOOT WIDE MAJOR STREET RIGHTS-OF-WAY WILL BE 64' FROM STREET CENTERLINE.

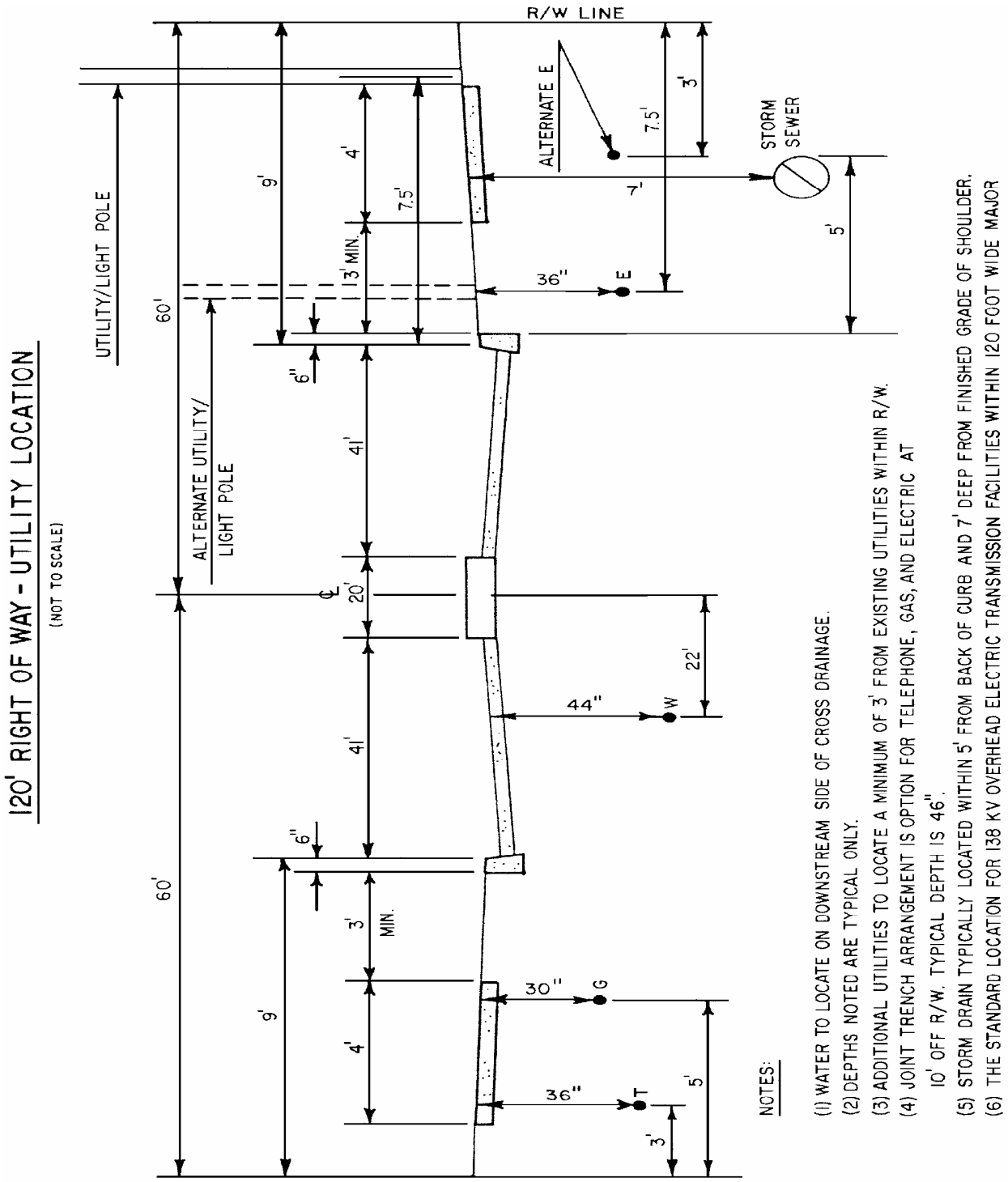
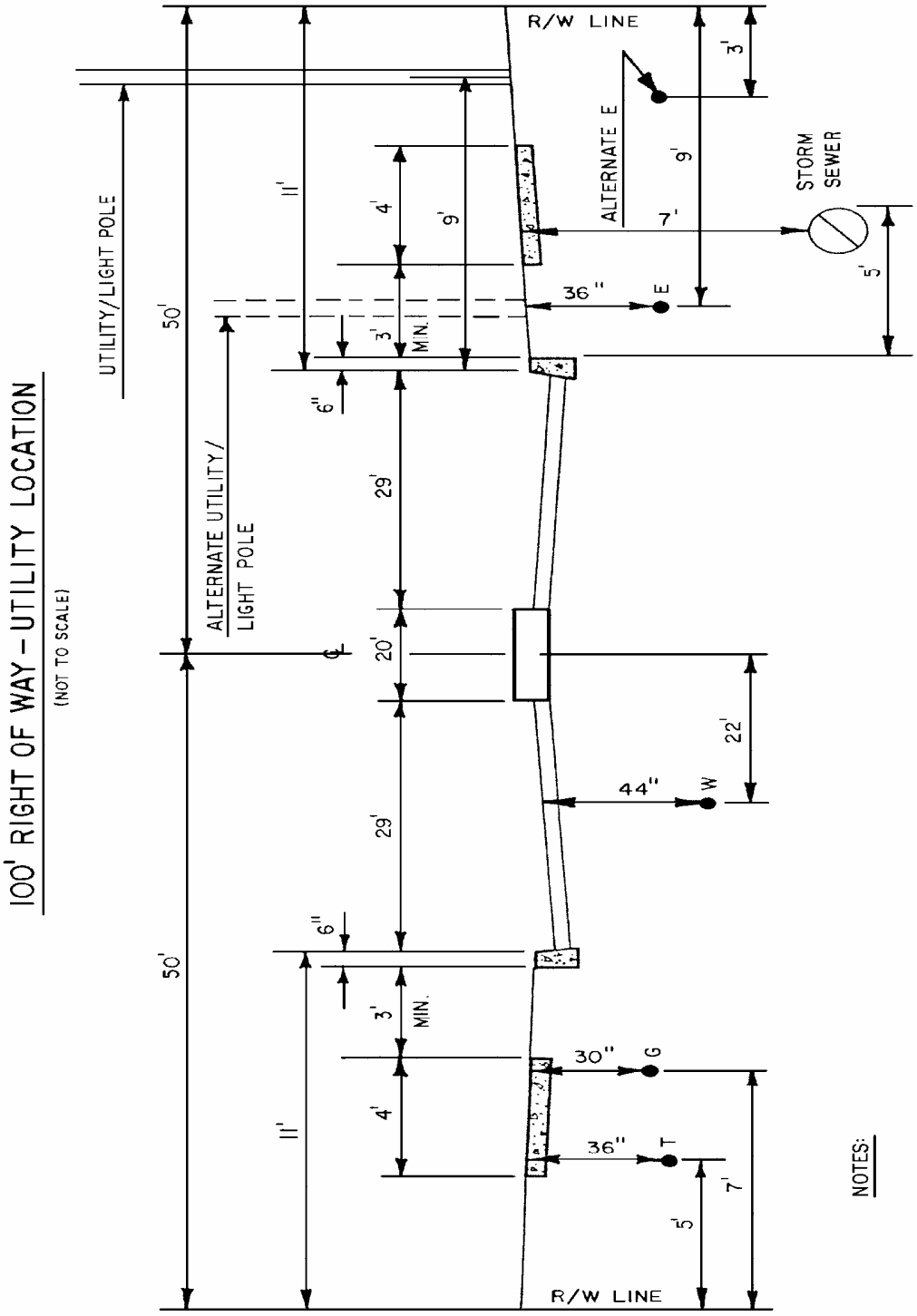


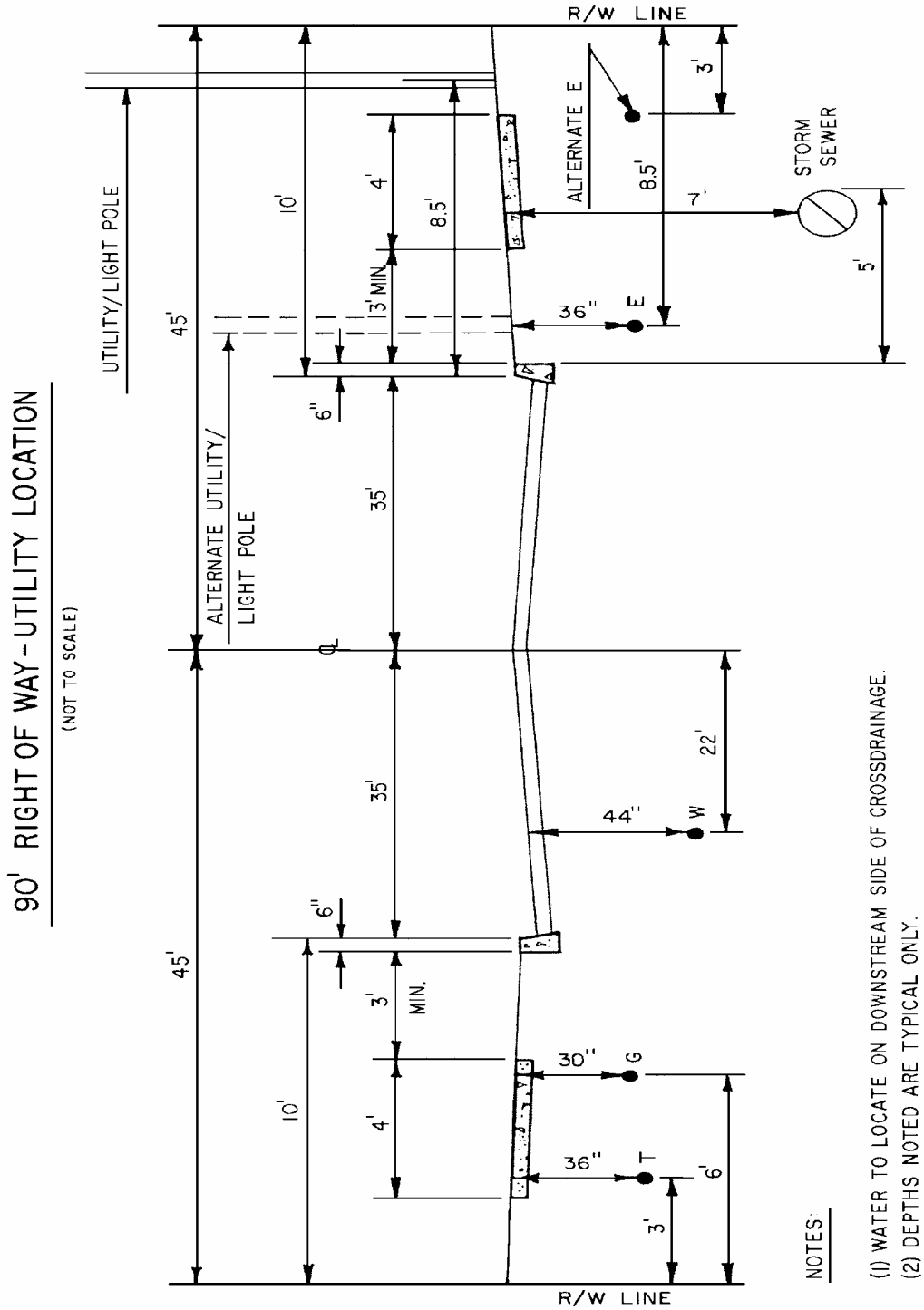
FIGURE 10 - 120' RIGHT-OF-WAY - UTILITY LOCATION



NOTES:

(1) WATER TO LOCATE ON DOWNSTREAM SIDE OF CROSS-DRAINAGE.
(2) DEPTHS NOTED ARE TYPICAL ONLY.
(3) ADDITIONAL UTILITIES TO LOCATE A MINIMUM OF 3' FROM EXISTING UTILITIES WITHIN R/W.
(4) JOINT TRENCH ARRANGEMENT IS AN OPTION FOR TELEPHONE, GAS, AND ELECTRIC AT 10' OFF R/W. TYPICAL DEPTH IS 46".
(5) THE STANDARD LOCATION FOR 138 KV OVERHEAD ELECTRIC TRANSMISSION FACILITIES WITHIN 100 FOOT WIDE MAJOR STREET RIGHTS-OF-WAY WILL BE 48' FROM THE STREET CENTERLINE.

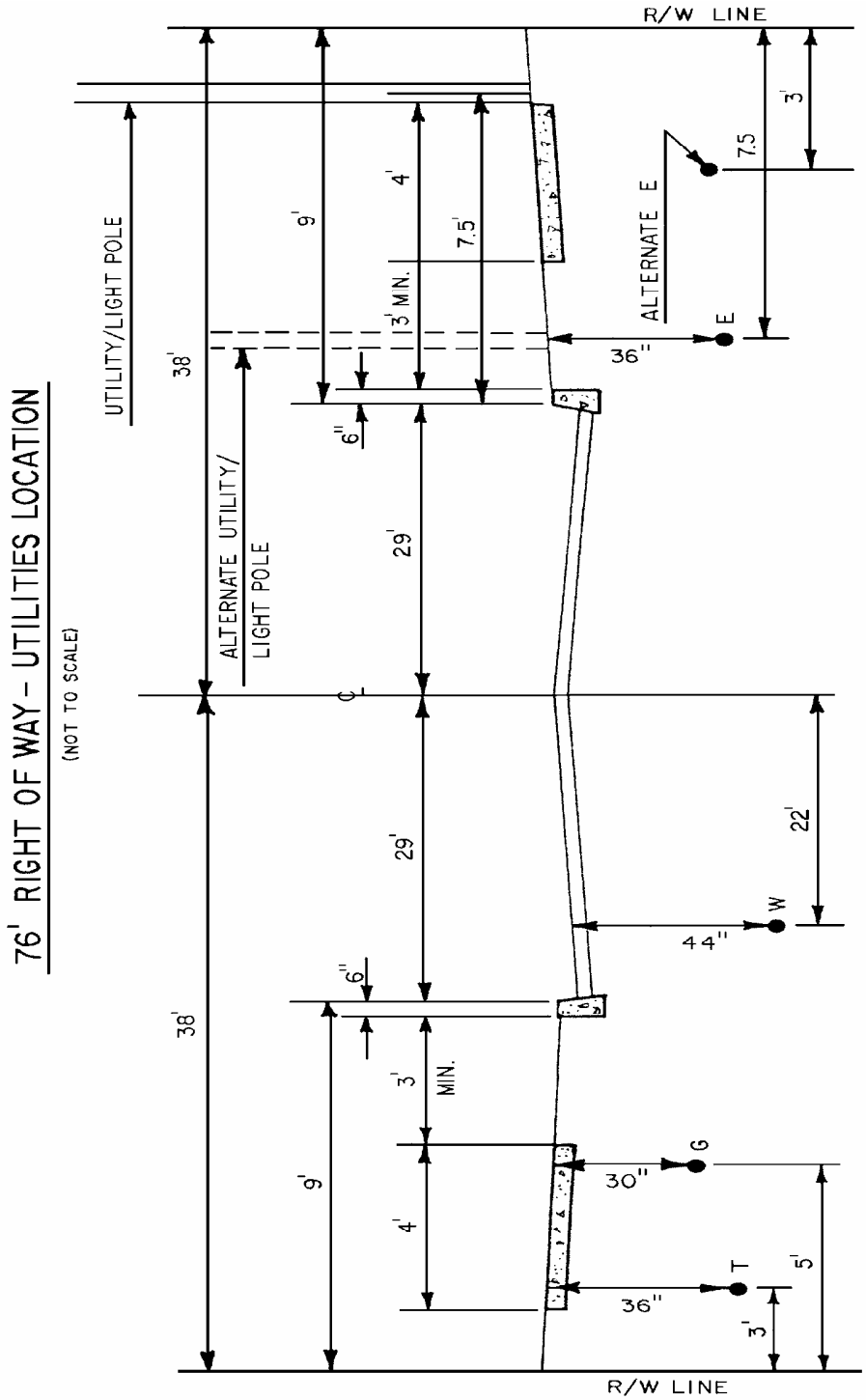
FIGURE 11 - 100' RIGHT-OF-WAY - UTILITY LOCATION



NOTES:

(1) WATER TO LOCATE ON DOWNSTREAM SIDE OF CROSSDRAINAGE.
(2) DEPTHS NOTED ARE TYPICAL ONLY.
(3) ADDITIONAL UTILITIES TO LOCATE MINIMUM 3' FROM EXISTING UTILITIES WITHIN R/W.
(4) A JOINT TRENCH ARRANGEMENT IS AN OPTION FOR TELEPHONE, GAS AND ELECTRIC AT 10' OFF R/W. TYPICAL DEPTH IS 46".
(5) STORM DRAIN TYPICALLY LOCATED WITHIN 5' FROM BACK OF CURB AND 7' DEEP FROM FINISHED GRADE OF SHOULDER.
(6) THE STANDARD LOCATION FOR 138 KV OVERHEAD ELECTRIC TRANSMISSION FACILITIES WITHIN 90 FOOT WIDE MAJOR STREET RIGHTS-OF-WAY WILL BE 43.5' FROM THE STREET CENTERLINE.

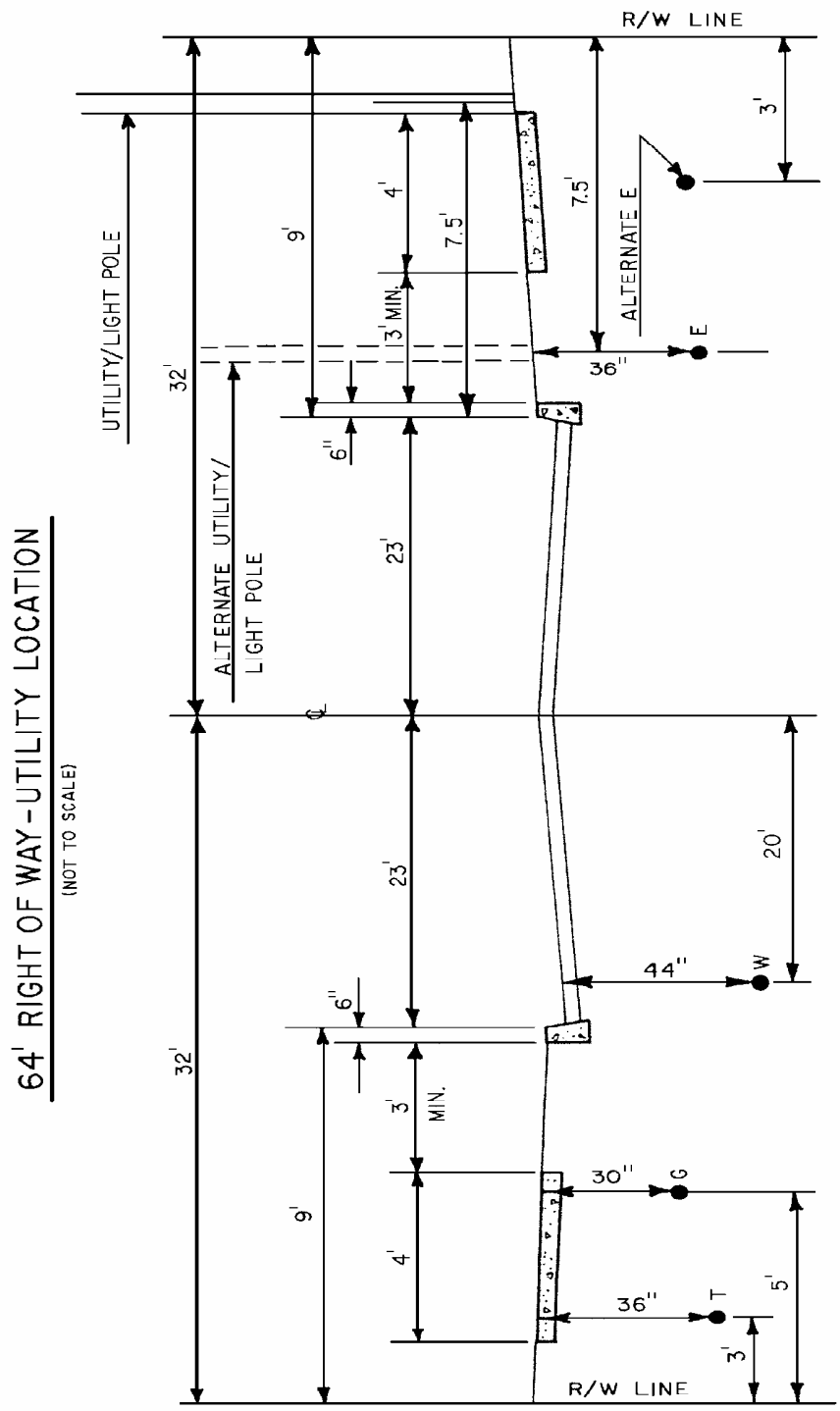
FIGURE 12 - 90' RIGHT-OF-WAY - UTILITY LOCATION



NOTES:

(1) WATER TO LOCATE ON DOWNSTREAM SIDE OF CROSS-DRAINAGE.
(2) DEPTHS NOTED ARE TYPICAL ONLY.
(3) ADDITIONAL UTILITIES TO LOCATE A MINIMUM OF 3' FROM EXISTING UTILITIES WITHIN R/W.
(4) JOINT TRENCH ARRANGEMENT IS OPTION FOR TELEPHONE, GAS, AND ELECTRIC AT 10' OFF R/W. TYPICAL DEPTH IS 46'.
(5) THE STANDARD LOCATION FOR 138 KV OVERHEAD ELECTRIC TRANSMISSION FACILITIES WITHIN 76 FOOT WIDE MAJOR STREET RIGHTS-OF-WAY WILL BE 36.5' FROM STREET CENTERLINE.

FIGURE 13 - 76' RIGHT-OF-WAY - UTILITY LOCATION



NOTES:

(1) WATER TO LOCATE ON DOWNSTREAM SIDE OF CROSS-DRAINAGE.
(2) DEPTHS NOTED ARE TYPICAL ONLY.
(3) ADDITIONAL UTILITIES TO LOCATE A MINIMUM OF 3' FROM EXISTING UTILITIES WITHIN R/W.
(4) JOINT TRENCH ARRANGEMENT IS AN OPTION FOR TELEPHONE, GAS AND ELECTRIC AT 10' OFF R/W. TYPICAL DEPTH IS 46".
(5) THE STANDARD LOCATION FOR 138 KV OVERHEAD ELECTRIC TRANSMISSION FACILITIES WITHIN 64 FOOT WIDE MAJOR STREET RIGHTS-OF-WAY WILL BE 30.5' FROM STREET CENTERLINE.

FIGURE 14 - 64' RIGHT-OF-WAY - UTILITY LOCATION

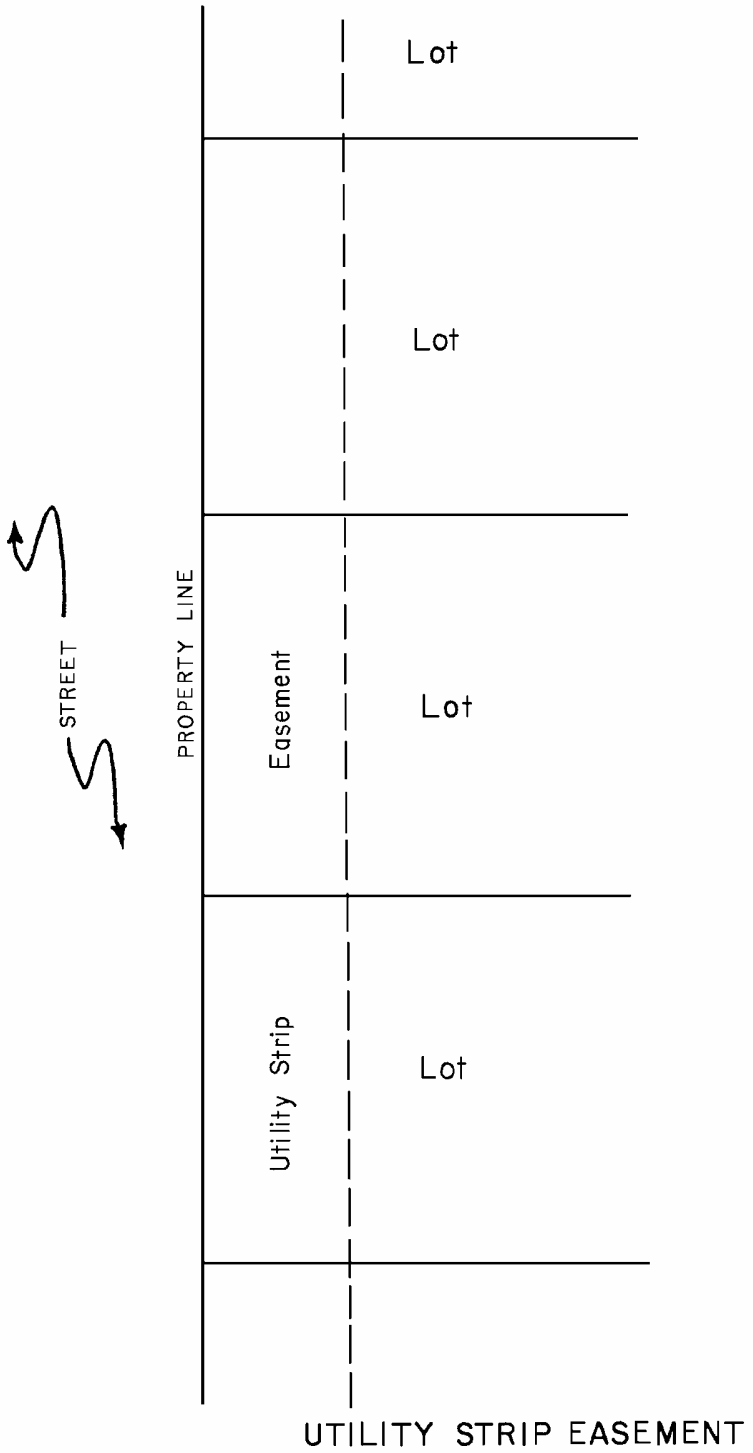


FIGURE 15 - UTILITY STRIP EASEMENT

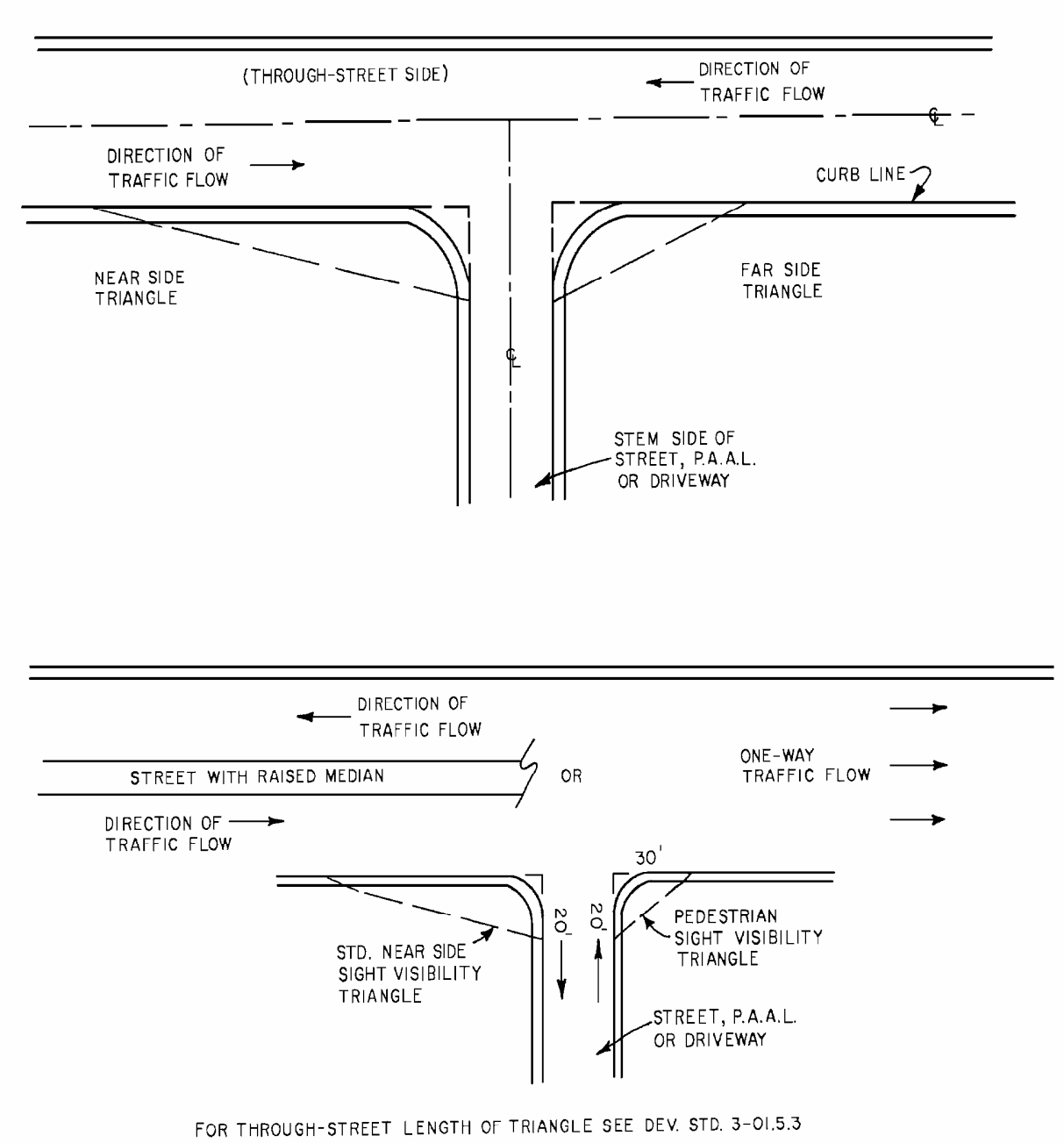


FIGURE 16 - SIGHT VISIBILITY TRIANGLES

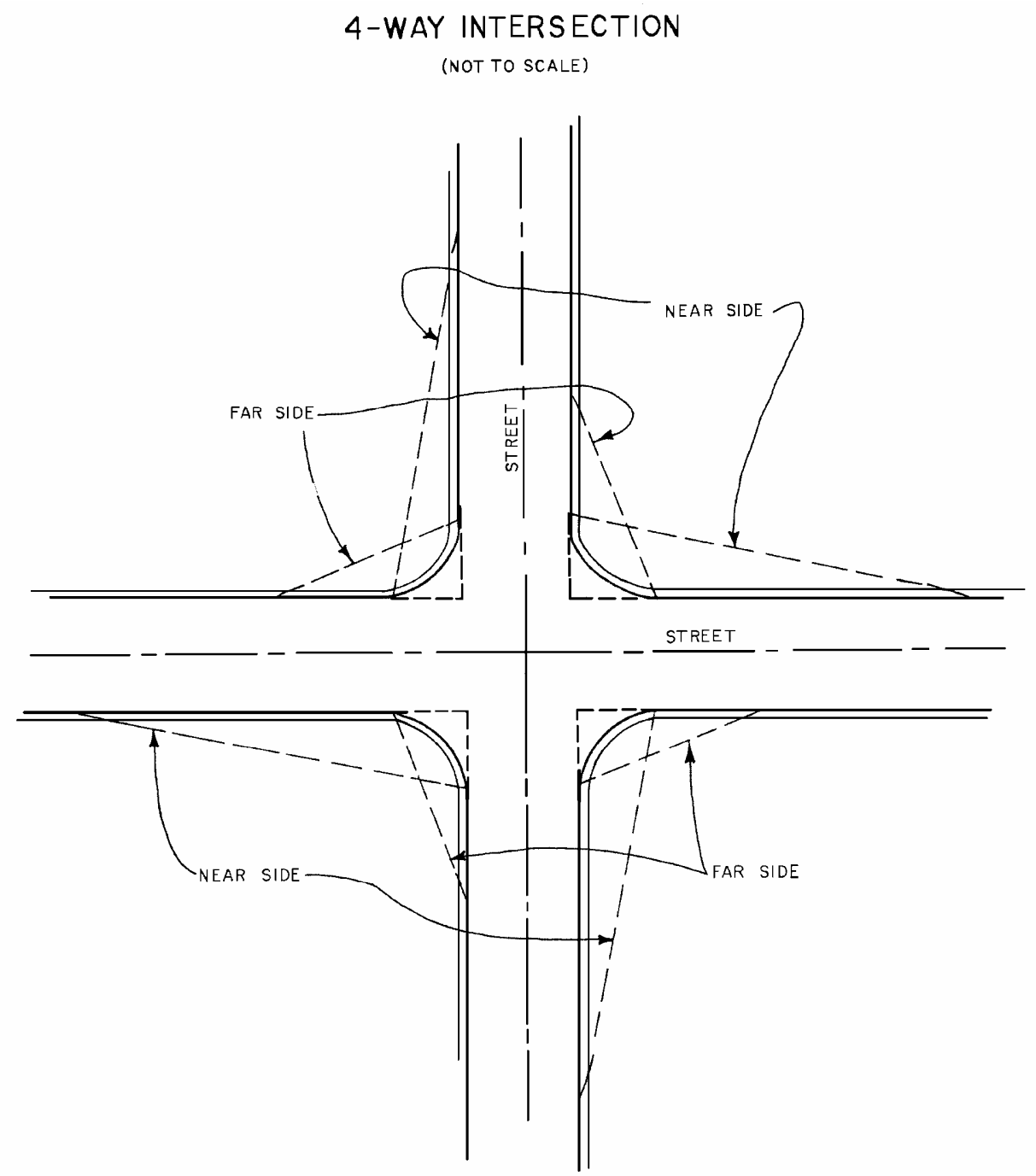


FIGURE 17 - SIGHT VISIBILITY TRIANGLES - 4-WAY INTERSECTION

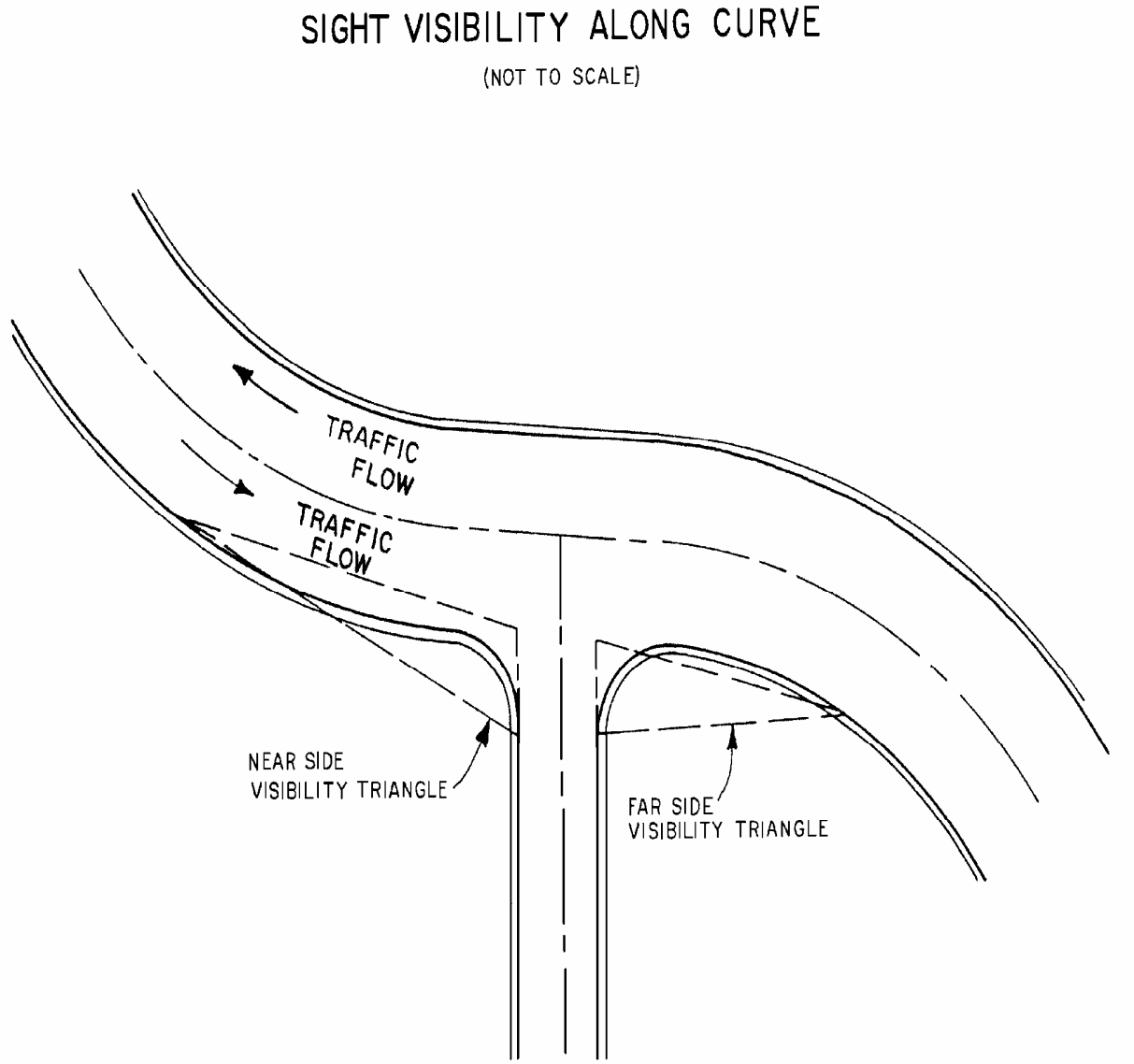
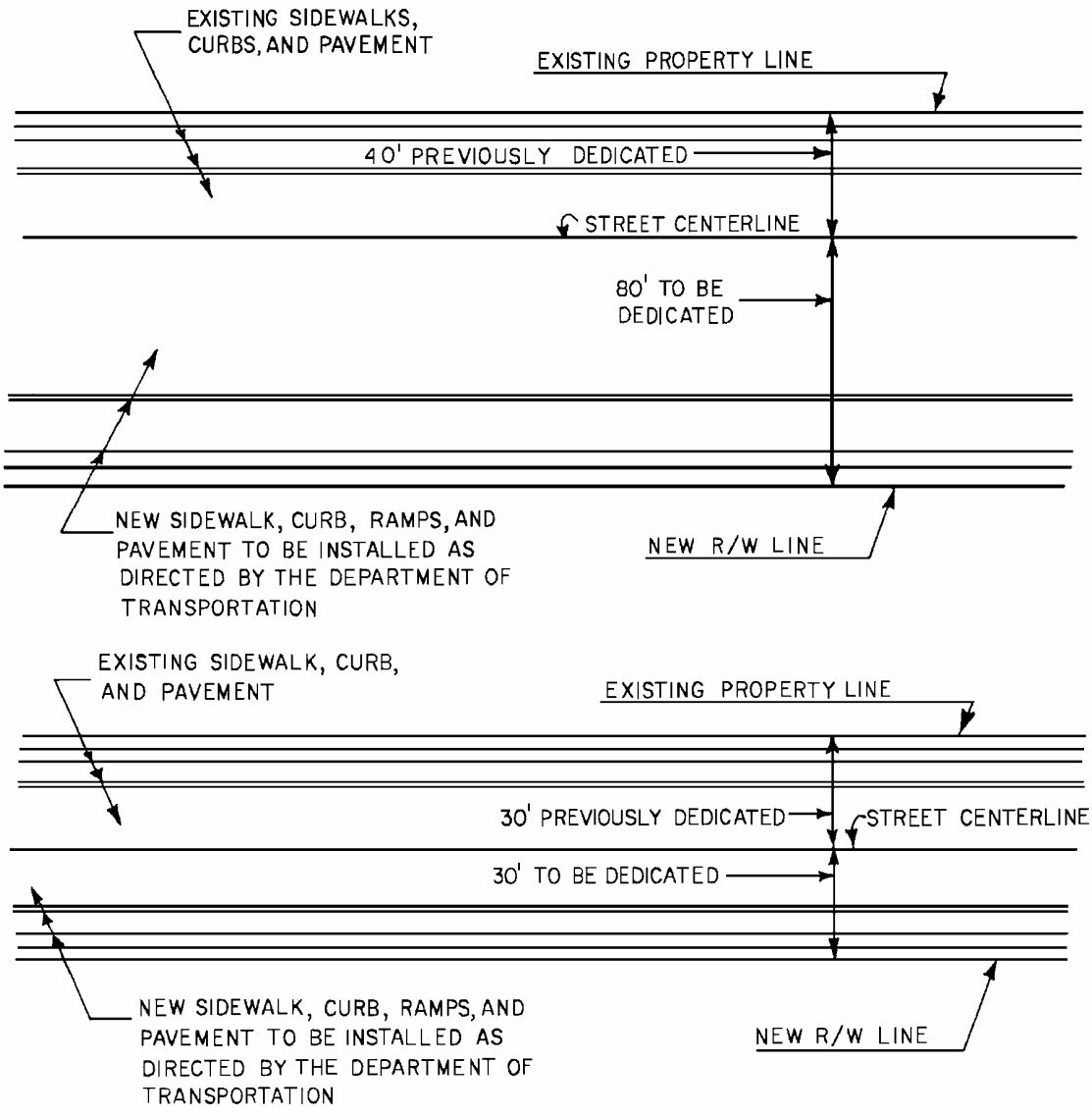
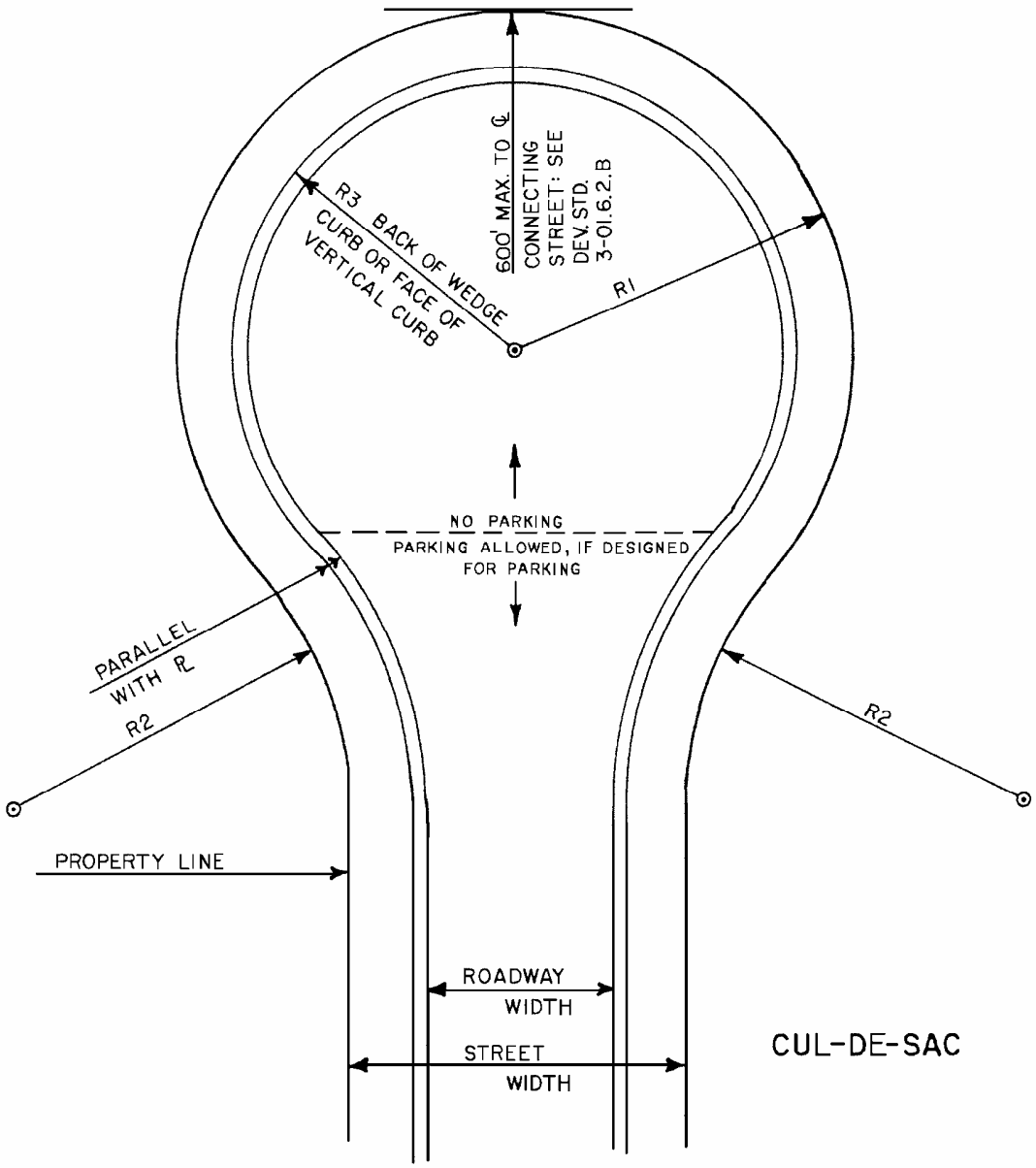


FIGURE 18 - SIGHT VISIBILITY ALONG CURVE



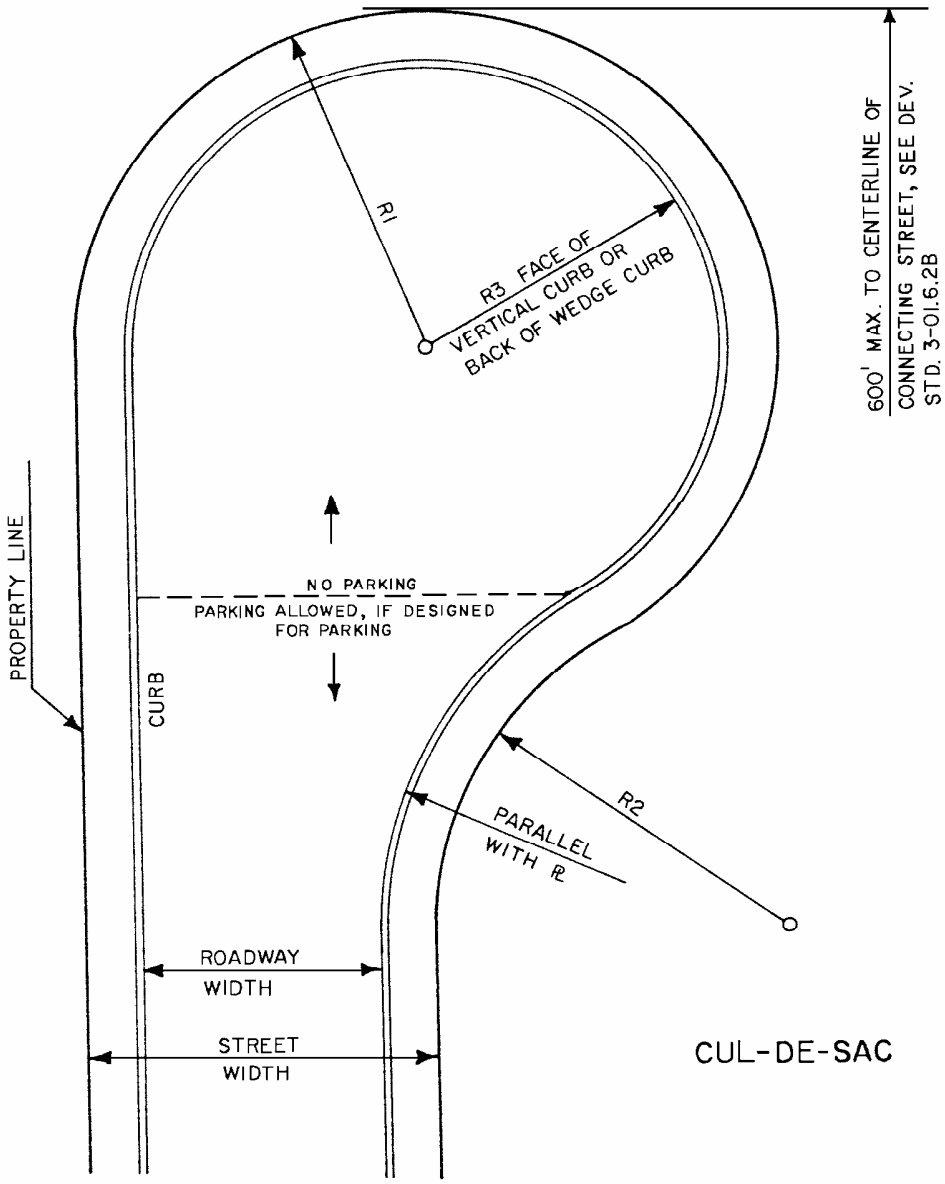
PARTIAL LOCAL STREET

FIGURE 19 - PARTIAL LOCAL STREET



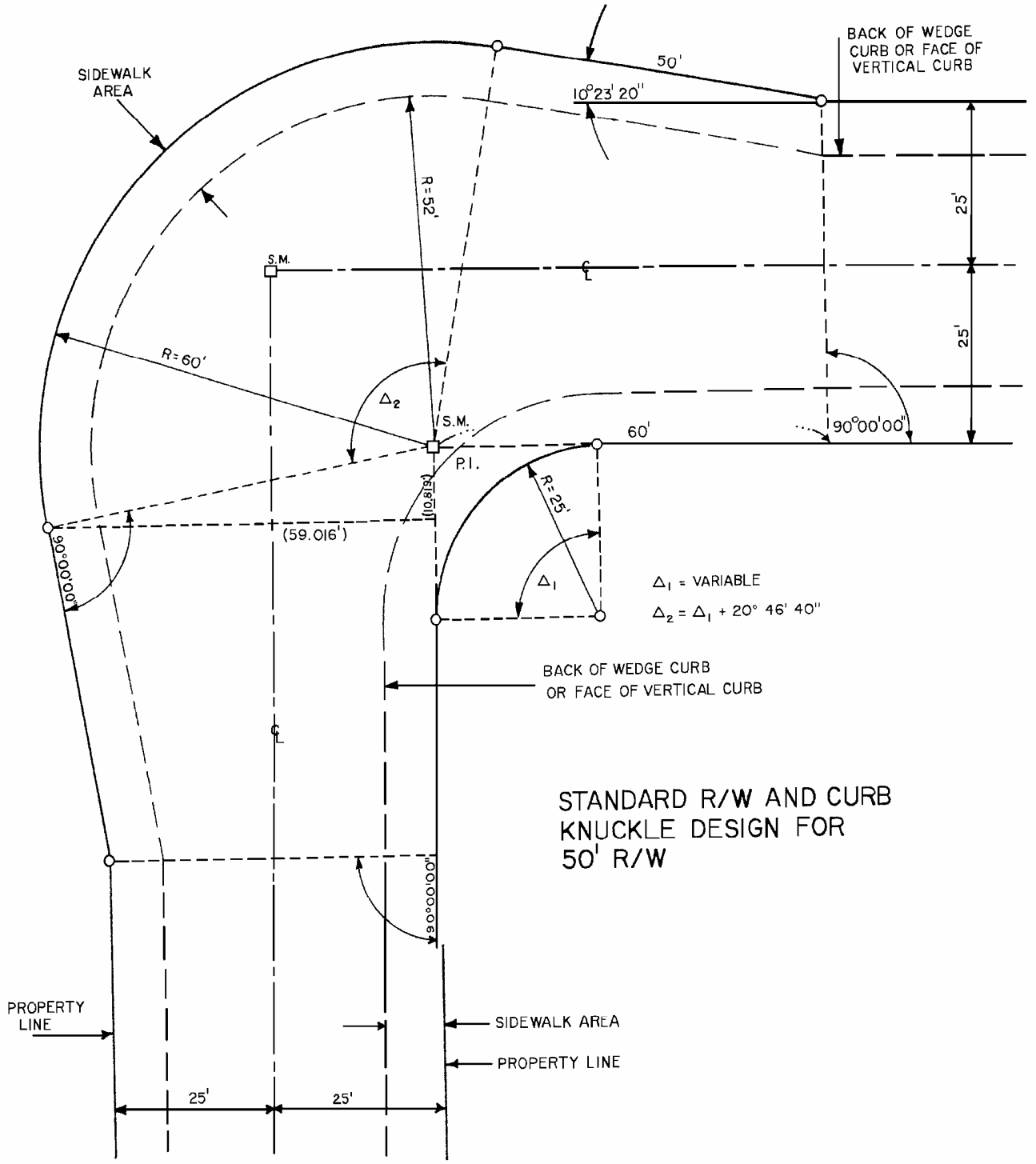
MINIMUM RADII IN FEET		
	RESIDENTIAL	INDUSTRIAL/ COMMERCIAL
R1	50'	60'
R2	50'	60'
R3	42'	52'

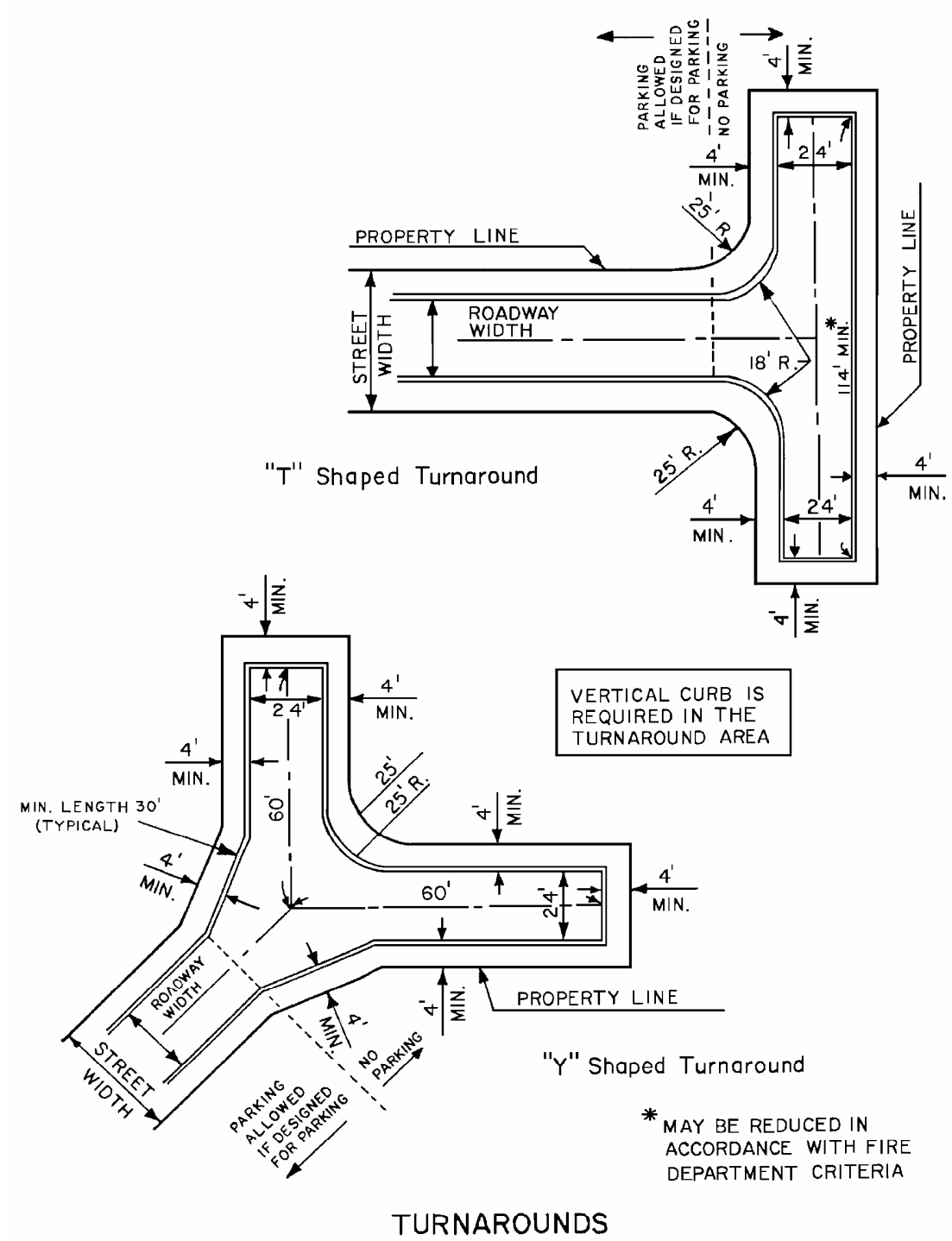
FIGURE 20 - CUL-DE-SAC



MINIMUM RADII IN FEET		
	RESIDENTIAL	INDUSTRIAL/ COMMERCIAL
R1	50'	60'
R2	50'	60'
R3	42'	52'

FIGURE 21 - CUL-DE-SAC


SIDEWALK AREA
50'
10°23' 20"
BACK OF WEDGE CURB OR FACE OF VERTICAL CURB
R=52'
25'
25'
S.M.
℄
R=60'
Δ2
S.M.
P.I.
60'
90°00'00"
R=25'
(10.819')
(59.016')
90°00'00"
Δ1
Δ1 = VARIABLE
Δ2 = Δ1 + 20° 46' 40"
BACK OF WEDGE CURB OR FACE OF VERTICAL CURB
℄
STANDARD R/W AND CURB KNUCKLE DESIGN FOR 50' R/W
90°00'00"
PROPERTY LINE
SIDEWALK AREA
PROPERTY LINE
25'
25'


PARKING ALLOWED IF DESIGNED FOR PARKING
NO PARKING
4' MIN.
24'
25' R.
PROPERTY LINE
STREET WIDTH
ROADWAY WIDTH
18' R.
114' MIN.
*
"T" Shaped Turnaround
VERTICAL CURB IS REQUIRED IN THE TURNAROUND AREA
MIN. LENGTH 30' (TYPICAL)
60'
25' R.
ROADWAY WIDTH
STREET WIDTH
NO PARKING
PARKING ALLOWED IF DESIGNED FOR PARKING
"Y" Shaped Turnaround
* MAY BE REDUCED IN ACCORDANCE WITH FIRE DEPARTMENT CRITERIA
TURNAROUNDS

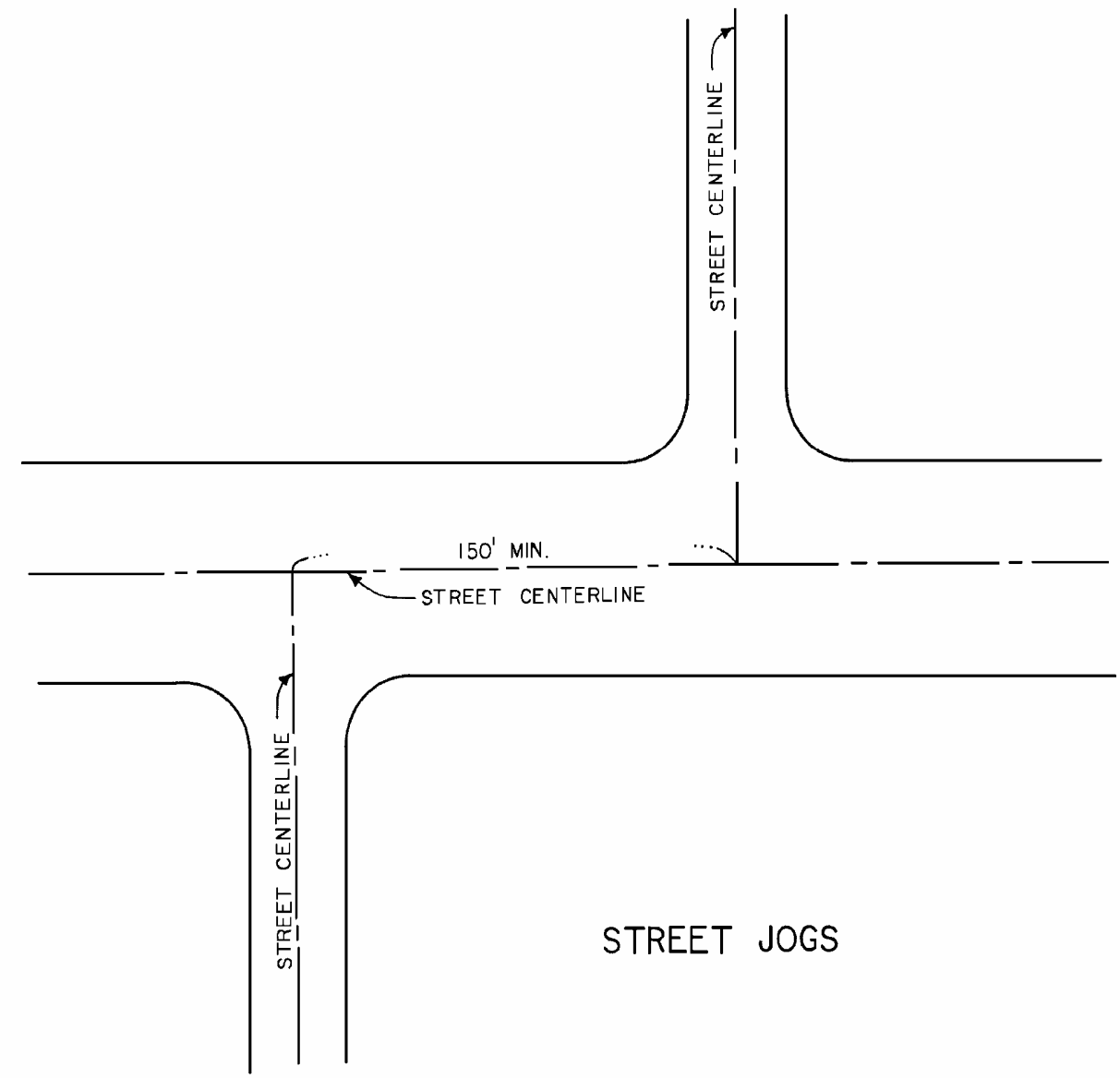


FIGURE 24 - STREET JOGS

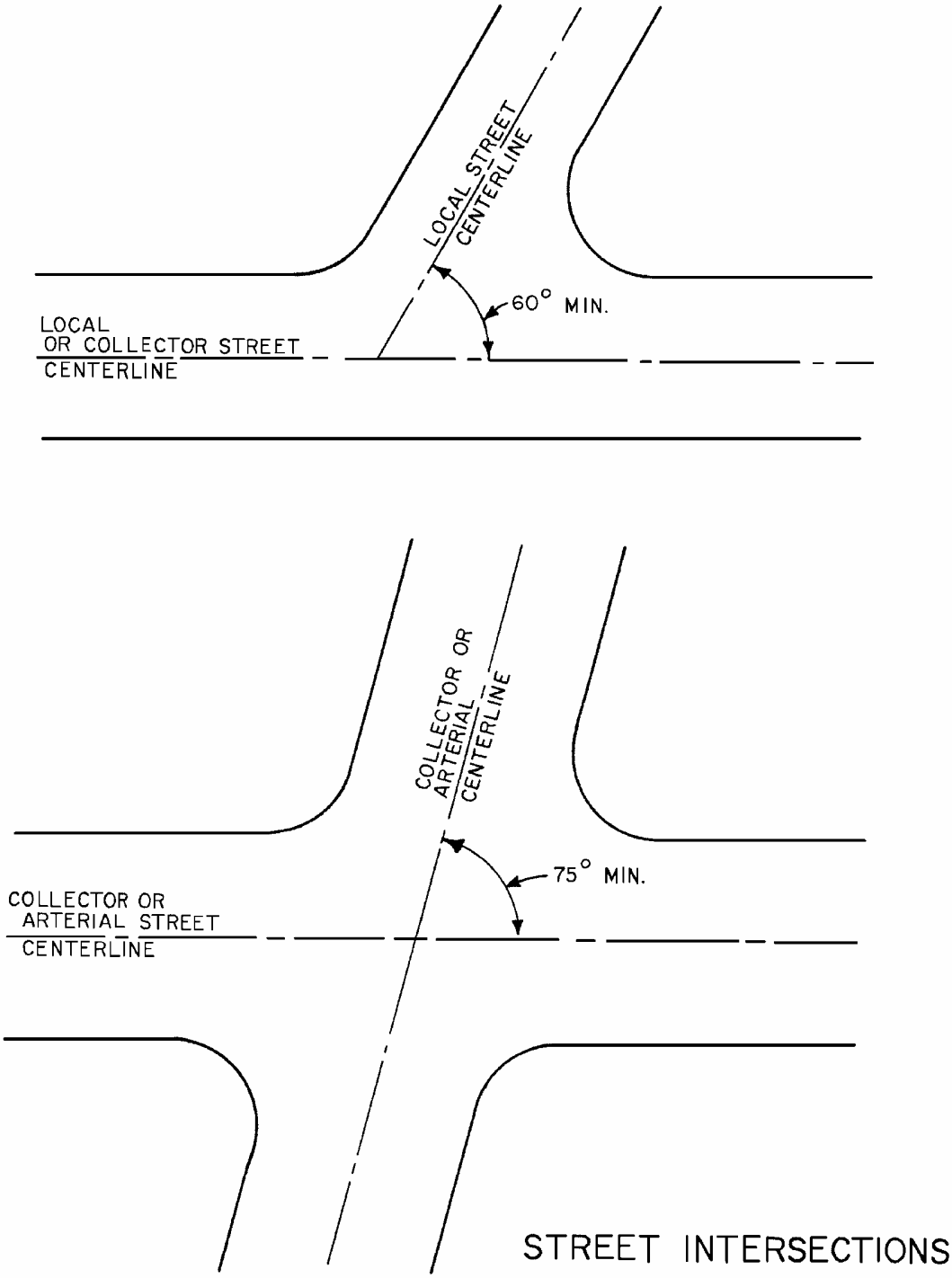


FIGURE 25 - STREET INTERSECTIONS

PAVEMENT CUT CRITERIA

3-03.1.0 GENERAL
3-03.2.0 TRENCHING WITHIN THE RIGHTS-OF-WAY OF CITY STREETS
3-03.3.0 SHADING, BACKFILLING, AND PATCHING
3-03.4.0 ALTERNATIVES TO PAVEMENT CUTS
3-03.5.0 ABATEMENT
3-03.6.0 MODIFICATIONS AND APPEALS

3-03.0.0 PAVEMENT CUT CRITERIA.

3-03.1.0 GENERAL.

1.1 Purpose. The following Standard is intended to help provide for the continued high level of service of street pavements by establishing criteria for the cutting of pavement, trenching, trench backfilling, repairing of pavement cuts, and the limiting of pavement cuts after the installation of new pavement or overlay. The goal of this Development Standard is to reduce the number of pavement cuts in City streets and to improve the quality of those pavement cuts which are found to be necessary.

1.2 Scope. This Standard applies to all roadway pavement located within the public rights-of-way of the City of Tucson.

1.3 Definitions. Definitions for words used in this Standard are found in the Development Standards Glossary or in Sec. 6.2.0 of the Tucson *Land Use Code* (*LUC*).

3-03.2.0 TRENCHING WITHIN THE RIGHTS-OF-WAY OF CITY STREETS.

2.1 Applicability. This Development Standard concerning trenching under present or future pavement, shading, trench backfilling, and patching in City of Tucson rights-of-way shall apply to all public and private entities seeking to trench within the City of Tucson rights-of-way. Builders, developers, utilities, etc., shall make every effort to utilize the "common trench" principle. Multiple cuts for services which can be combined into a common trench will not be approved.

2.2 Facilities. When facilities other than City of Tucson Department of Transportation facilities (storm sewers, street lighting conduit and appurtenances, traffic light conduit and appurtenances) are installed in the City of Tucson rights-of-way between curb lines, bedding and shading of the facility shall be in accordance with the parent organization's specifications and details for bedding, installation, and shading.

2.3 Permits. Prior to excavation within the rights-of-way of the City of Tucson, a permit to excavate within the rights-of-way shall be obtained in accordance with the procedure outlined in Chapter 25 of the City of Tucson Code as adopted or as it may be amended. The City Engineer, or designated representative, may, with discretion, require the posting of a performance bond by any entity wishing to obtain an excavation permit for the purpose of trenching within the rights-of-way of the City of Tucson. The City Engineer, or designated representative, may, with discretion, issue blanket/annual permits to utilities and other entities trenching in City of Tucson rights-of-way for the purpose of installing or maintaining service connections, subject to compliance with these Standards. Failure to comply with these Standards shall be cause for revocation of blanket/annual permits.

Failure to obtain an excavation permit prior to commencement of trenching activities shall be considered a civil infraction of Chapter 25 of the Tucson Code. (See Sec. 3-03.2.5.D for emergency procedures.)

2.4 Traffic Control. Traffic control during trenching operations shall be in accordance with the current *City of Tucson Work Zone Traffic Control Manual* and Chapter 25 of the City of Tucson Code, as adopted or as it may be amended. For situations and conditions not covered in the *City of Tucson Barricading and Channelization Manual* or City Code, the provisions of the *Manual for Uniform Traffic Control Devices* shall apply. In all cases concerning traffic control, the Traffic Engineer shall be the final authority with regard to barricading, channelization, hours of work, and compliance with other Traffic Engineering procedures and regulations.

2.5 Pavement Cuts.

A. The following moratorium shall generally apply to the cutting of asphaltic concrete pavement or overlay.

1. *Streets Shown on the Current Major Streets and Routes (MS&R) Plan.* Five (5) years from the date of acceptance of the last installation of asphaltic concrete pavement or overlay. Chip sealcoats are not considered overlays for moratoria purposes.

2. *Streets Not Shown on the Current Major Streets and Routes (MS&R) Plan.* In order to reduce the number of pavement cuts on streets not shown on the current *MS&R Plan*, alternatives to pavement cuts shall be utilized for such streets whenever feasible (see Sec. 3-03.4.0).

The City Engineer, or designated representative, shall maintain a list for protected streets ("Protected List") on which pavement cuts shall not be allowed without the specific permission of the City Engineer, or designated representative. Streets may be added to this Protected List from time to time (at least semiannually), and such lists shall be maintained and available for inspection in the office of the City Engineer.

2.5 Pavement Cuts. (Cont'd)

Criteria for placing a newly paved or overlaid street on the above Protected List shall include, but not necessarily be limited to, the following.

a. Residential collector streets.

b. Streets with inverted cross-sections utilized for drainage.

c. Streets in the Central Business District not shown on the current *MS&R Plan*.

The moratorium for streets not shown on the *MS&R Plan*, but included on the Protected List, shall be three (3) years from the date of acceptance of the last installation of asphaltic/concrete pavement or overlay.

No moratorium shall exist for streets not shown or included on the Protected List or the *MS&R Plan*.

3. *Traffic Loops.* Traffic loops may be installed in new pavement where required by the Traffic Engineer. Grooves to receive traffic loop detection wire shall be sawed to a depth sufficient to allow a sealant thickness over the loop wire of not less than one (1) inch. Sealant shall conform to the current specifications of the Traffic Engineer.

B. Where the above moratorium is in effect, boring or jacking shall be used for pavement crossing.

C. Where jacking or boring is impossible due to subsurface soil conditions or other extenuating conditions, the City Engineer, or designated representative, may, at his/her discretion, allow trenching subject to such conditions as the City Engineer, or designated representative, may establish.

D. Where emergency (dangerous to health and safety) situations exist, the express written or verbal permission of the City Engineer, or designated representative, must be obtained prior to cutting of pavement within the above restrictions. Emergencies under pavement not subject to these restrictions shall be handled in accordance with the provisions of Paragraph 4, Section 17, Chapter 25, of the City Code.

E. All final pavement cuts shall be sawed to the full depth of the asphalt prior to patching. Initial cuts for pavement removal may be made using pneumatic spades providing the spade penetrates the entire thickness of asphalt and the successive cuts form a connected straight line. Dimensions for pavement cuts shall be as called for in Standard Specification No. 8-1102-011 and shown on Standard Detail 8-1202-003.

2.5 Pavement Cuts. (Cont'd)

F. The City Engineer shall maintain, in the Engineering Division, information concerning the date, by month and year, of the latest construction or overlay affecting streets covered by these restrictions.

3-03.3.0 SHADING, BACKFILLING, AND PATCHING.

3.1 Shading. Shading shall extend to one (1) foot above the top of the highest projection of the facility being installed and conform to the parent organization's specifications.

3.2 Backfilling. Backfilling of trenches under existing or future pavement with native soil/aggregation base course/lean portland cement concrete shall be from the top of the shading to the appropriate elevation depending on the type of patch to be installed.

Backfilling shall be in accordance with City of Tucson Department of Transportation, Engineering Division's Standard Specification No. 8-1102-011.

When native soils (material excavated from the trench site) are used for backfill, evidence of meeting compaction requirements, in the form of test results by a recognized testing laboratory in accordance with the following schedule, may be required.

- One (1) test per five hundred (500) feet of trench length or portion thereof, per three (3) feet of trench depth or portion thereof. The City Engineer, or designated representative, may require these tests anywhere within the backfill prism.
- Aggregate base course used for backfill shall conform to City of Tucson Standard Specification No. 8-1101-005, Aggregate Base Course.
- Lean concrete used at trench backfill shall contain not less than two (2) sacks of portland cement per cubic yard of concrete.

3.3 Patching.

A. *Temporary Patching.*

1. Temporary patching shall be installed in accordance with the provisions of Standard Specification No. 8-1102-011.
2. Temporary patches shall be replaced with permanent patches within thirty (30) calendar days of the application of the temporary patch.
3. It shall be the responsibility of the organization installing/securing the permit for pavement cuts to maintain the temporary patch until replaced by a permanent patch.

3.3 Patching. (Cont'd)

4. The organization shall be responsible for permanent patches until the street is overlaid or reconstructed.

B. *Permanent Patches.*

1. Permanent patches shall be in accordance with Standard Detail No. 8-1202-003. Type B patches shall be used for all streets shown on the *MS&R Plan* and all inverted water-carrying streets. A list of inverted water-carrying streets will be maintained in the City of Tucson, Engineering Office. During trenching activities, care shall be taken to preserve the shoulder at the trench top.

2. For longitudinal trenches whose top widths exceed four (4) feet, the roadway shall be repaved with a combination of materials having the same structural strength and surface course as the existing pavement according to the following schedule.

Trench/Width	Repaving Width
4' - 12'	One-half (½) pavement width or one (1) lane width, depending on trench location
Over 12'	Full pavement width

3. Patches for transverse trench shall be twice the trench width.

4. Temporary Pavement. Permanent patches on temporary pavement shall consist of the standard pavement section for residential streets.

3.4 Seal Coating. Seal coating shall be done in accordance with City of Tucson Department of Transportation, Engineering Division Standard Specification No. 8-1102-009, where applicable.

3.5 Older Asphaltic Pavement Underlaid by Concrete Bases. Type B patch shall be used and the underlying concrete base cut to a width shown for Type B patches.

3.6 Chip Sealed Alleys. Where the surface treatment of existing alleys consists of one (1) or more applications of emulsified asphalt and chip sealcoats, the permanent patch shall be replacement in kind.

3-03.4.0 ALTERNATIVES TO PAVEMENT CUTS. All alternatives to pavement cutting shall be explored prior to the submission of an application for an excavation permit by those seeking to install/repair/connect to underground facilities located within City of Tucson rights-of-way. Applicants for excavation permits shall demonstrate, to the satisfaction of the City Engineer, or designated representative, evidence of investigation of alternatives to pavement cutting. These alternatives shall include, but are not limited to, use of unpaved or chip sealed alleys, locating trenches in parkway (behind curb) areas, unused (not water-carrying) portions of drainageways, etc.

Economics of installation shall not be the only or necessarily the overriding consideration in the selection of underground routing and location.

3-03.5.0 ABATEMENT. Abatement for violations of this Standard shall consist of paving/overlaying a substantial portion of the affected roadway. The extent of the paving/overlaying shall be determined by the City Engineer, or designated representative.

3-03.6.0 MODIFICATIONS AND APPEALS.

6.1 Modifications. Emergency situations and other conditions not specifically addressed by this Standard shall be judged on a case-by-case basis by the City Engineer, or designated representative, without setting precedent.

6.2 Appeals. Appeals to rulings made under this Standard shall be to the Director of Transportation, whose decision shall be final.

VEHICULAR USE AREA DESIGN CRITERIA

3-05.1.0 GENERAL
3-05.2.0 OFF-STREET MOTOR VEHICLE PARKING
3-05.3.0 RESERVED
3-05.4.0 MAINTENANCE
3-05.5.0 MODIFICATIONS AND APPEALS
3-05.6.0 LIST OF TABLES/FIGURES

3-05.0.0 VEHICULAR USE AREA DESIGN CRITERIA.

3-05.1.0 GENERAL.

1.1 Purpose. This Standard is established to provide design criteria for vehicular use areas and assistance in complying with Sec. 3.3.0 of the Tucson *Land Use Code* (*LUC*).

1.2 Applicability. The provisions of this Standard apply to development projects under the applicability of Sec. 3.3.2 of the *LUC*.

This Standard addresses design criteria specifically relating to motor vehicles. For design criteria relating to bicycle facilities, refer to Development Standard 2-09.0. For design criteria pertinent to parking for the physically disabled, refer to the currently adopted Uniform Building Code (UBC).

1.3 Definitions. Definitions for words used in this Standard are found in the Development Standards Glossary or in Sec. 6.2.0 of the *LUC*.

3-05.2.0 OFF-STREET MOTOR VEHICLE PARKING.

2.1 Vehicular Use Area.

A. *General.* The vehicular use area includes the parking spaces, parking area access lanes (PAALs), and any areas necessary to provide maneuvering, refuse collection locations, or loading spaces. Landscaping and screening within the vehicular use area are considered part of the vehicular use area.

B. *Motor Vehicle Parking Space Sizes.*

1. The minimum sizes for standard and compact parking spaces are listed in Table 1, Motor Vehicle Area Dimensions. Any site plan submitted for review which provides parking spaces designed at angles different from, or with spaces larger than, those listed in Table 1 must provide all required dimensions for verification and approval by the Traffic Engineer.

2.1 Vehicular Use Area. (Cont'd)

2. When the *LUC* parking regulations allow on-street parking, the width of a parallel parking space is eight (8) feet, as required for a parking lane in Development Standard 3-01.0. The length of a parallel parking space is twenty-three (23) feet. A parallel parking space can be reduced in length to eighteen (18) feet if the space is located immediately adjacent to an access drive, alley, or street intersection and the parking space is designed to provide maneuvering area on at least one (1) end. On-street parking must be approved by the Traffic Engineer.

3. When the side(s) of a parking space abuts any vertical barrier over six (6) inches in height, other than a vertical support for a carport, the required width for the space is ten (10) feet to provide extra width to allow passengers to enter and exit the vehicle on the side where the barrier exists.

C. *Traffic Aisles.*

1. *Parking Area Access Lanes (PAALs).* The minimum width for two (2) way traffic aisles is twenty-four (24) feet. A minimum one (1) way traffic aisle is twelve (12) feet in width, unless it also serves as a fire lane, in which case, the minimum width is twenty (20) feet. See Table 1 which further delineates the requirements for access to parking spaces.

   A driveway which is not required for fire access but provides access to a single family dwelling, a mobile home, or a duplex on an individual lot is not required to comply with the minimum widths indicated above.

2. *Drive-Through Aisles.* All aisles used for drive-through service must meet the following criteria.

   a. The motor vehicle stacking area for each drive-through lane must be separated from the circulation routes necessary for ingress to, or egress from, any parking space. On-site pedestrian access must not cross the stacking area for drive-through lanes.

   b. The minimum drive-through lane width leading to the window is eleven (11) feet and must be striped, marked, or otherwise clearly delineated. The minimum drive-through lane width at the window is nine (9) feet. No more than two (2) car lengths may be less than the minimum width of eleven (11) feet.

   c. The minimum vehicle stacking capacity of any drive-through facility with one (1) drive through lane is six (6) vehicle spaces, including the space at the window, unless a different requirement is provided in Sec. 3.3.0 of the *LUC*. For land uses with two (2) or more drive-through lanes, the required stacking capacity of each lane is four (4) spaces, including the spaces at the windows.

2.1 Vehicular Use Area. (Cont'd)

d. The length of a stacking space is eighteen (18) feet.

3. *Intersections.*

a. When PAALs are designated as fire lanes or are used as access lanes for refuse collection or loading zones, a minimum unobstructed radius of eighteen (18) feet is required where they intersect another PAAL.

b. A minimum unobstructed radius of five (5) feet is required for all other PAAL intersections.

c. All intersection radii will be physically defined by curb or similar material when permanent improvements or fixtures, including landscaping, are located adjacent to the intersection. In all other instances, the intersection must be delineated, at a minimum, by paint or similar markings.

4. *Height Clearance.*

a. The minimum height clearance for access along PAALs is fifteen (15) feet. The height is needed for high-profile vehicles, such as sanitation, fire, or delivery vehicles.

2.2 Design and Circulation.

A. *Ingress and Egress Locations.* Each vehicular ingress and egress point to or from a street must comply with the curb cut regulations as specified in Chapter 25, Tucson Code.

B. *Setbacks from PAALs*.

1. A minimum setback distance of five (5) feet for a pedestrian refuge area must be maintained between any enclosed structure and a PAAL. The refuge area may have a roof for shade, provided it contains a sidewalk and pedestrian access which is unobstructed and is set back one (1) foot from the PAAL. (See ***Figure 1***.)

2. A minimum distance of one (1) foot must be maintained between any open structure, such as a carport, and a PAAL. The one (1) foot setback is conditioned upon the pedestrian way(s) being designed at a location other than between the open structure and the PAAL. The distance is measured to the closest part of the structure, i.e., a roof overhang.

3. A minimum distance of two (2) feet must be maintained between a PAAL and any wall, screen, or other obstruction, provided pedestrian activity is directed to another location. The additional area is necessary to provide clearance for fire, sanitation, and delivery vehicles.

2.2 Design and Circulation. (Cont'd)

4. A minimum distance of one (1) foot must be maintained between a structure and any PAAL serving as a drive-through aisle, provided pedestrian activity is designated at a location other than between the drive-through aisle and the structure.

C. *Sight Visibility.* Sight visibility at points of ingress into, egress from, or within the vehicular use area will comply with Development Standard 3-01.0.

D. *Back-Up Spur.* A back-up spur will be provided at the end of a row of parking if no ingress or egress is provided at that end. The spur will be a minimum of three (3) feet in depth, will have a three (3) foot radii, and will have a wheel barrier to prevent encroachment onto any unsurfaced areas. A minimum distance of three (3) feet will be provided between the back of spur and any wall, screen, or other obstruction over six (6) inches in height. When the last space in a bay of parking is wider than eight and one-half (8½) feet, the back-up spur can be reduced in size, subject to approval by the Traffic Engineer. (See ***Figure 2***.)

E. *Landscaping.* Development Standard 2-06.0 provides the landscaping and screening design criteria within and adjacent to vehicular use areas. For example, a planting area within the vehicular use area must have a minimum four (4) foot width. (See ***Figure 3***.)

2.3 Improvements.

A. *Surfacing for Vehicular Use Areas.* All vehicular use areas will be surfaced in accordance with Sec. 3.3.7.3 of the *LUC*.

B. *Striping, Signage, and Identification.* All vehicular use areas will be striped or identified in the following manner.

1. Parking spaces that are eight and one-half (8½) feet or greater in width are to be marked with a four (4) inch wide, white stripe along all sides, except at the entrance to the stall or where the limits of the space are defined by other means, such as curbing.

2. Parking spaces that are narrower than eight and one-half (8½) feet in width are to be marked with white hairpin striping when located in a row of two (2) or more angled or perpendicular parking spaces. (See ***Figure 4***.)

3. Parking spaces smaller than eight and one-half (8½) feet by eighteen (18) feet (presently allowed only in the Downtown Redevelopment District) are to be identified as compact-sized spaces.

4. Parking bays used exclusively for compact-sized spaces are to be marked with a sign at the bay entry limiting the bay to compact-sized vehicles.

2.3 Improvements. (Cont'd)

C. *Barriers.*

1. A vehicular use area must be provided with post barricades or wheel stop curbing designed to prevent parked vehicles from extending beyond the property lines; damaging adjacent landscaping, walls, or buildings; or overhanging adjacent sidewalk areas or unpaved areas on or off site and to prevent vehicles from driving onto unimproved portions of the site. Parking spaces located within buildings, such as parking garages, are exempt from this requirement except as necessary to confine vehicles within the building.

2. When wheel stop curbing is used, it is to be located two and one-half (2½) feet from the front of the parking space. (See ***Figure 5***.)

3. Barriers must be designed and located so as not to impede pedestrian circulation.

2.4 Visitor Parking.

A. Visitor parking in accordance with Sec. 3.3.4 of the *LUC* is required when the street on which an individual unit fronts does not provide on-street parking. Visitor parking is incorporated into the design of a development and/or vehicular use area by utilizing the following criteria.

1. The distribution of visitor parking is uniformly located on site throughout the project for use by guests. Visitor parking spaces should be provided within one hundred fifty (150) feet of the front or street side yard property lines of each residential unit. Visitor parking cannot be located on a residentially zoned lot for use by other than the owner of the lot on which the parking is located.

2. On-street parking spaces should be located in a manner which would satisfy the required street cross sections in Development Standard 3-01.2.0.

3. On-site parking spaces should be located in a manner which would satisfy the line of sight criteria as listed in Development Standard 3-01.5.0.

4. Off-street parking spaces should be provided in accordance with other applicable Tucson Code provisions.

5. On-site tandem parking spaces on individual residential lots do not count toward visitor parking requirements, since visitor parking is to be accessible to all residents of the project as per Sec. 3-05.2.4.A.1.

2.4 Visitor Parking. (Cont'd)

6. Visitor parking may be provided within the public street system or common area. When the street cross section allows for parking on both sides of the street, designated visitor parking spaces and calculations do not need to be shown on the plan. When the street cross section allows parking on one (1) side of the street, visitor parking space calculations must be provided indicating compliance with the required number, and those spaces provided on the street must be clearly indicated on the plan. When the street cross section does not allow for on-street parking, visitor parking space calculations and common areas must be clearly indicated on the plan in conformance with the distribution criteria listed in Sec. 3-05.2.4.A.1.

3-05.3.0 RESERVED.

3-05.4.0 MAINTENANCE.

4.1 Maintenance of Improvements. All improvements in a vehicular use area must be maintained in good condition. The surface must be maintained in a smooth, durable, and well-drained condition and be kept clear of debris or other accumulated refuse. Signage must be replaced if damaged and must be repainted if faded.

3-05.5.0 MODIFICATIONS AND APPEALS.

5.1 Modifications. A modification to the requirements of this Standard may be requested of the Community Design Review Committee (CDRC) provided the modification is found to be justified and consistent with the intent and purpose of this Standard.

The CDRC review and decision will be in accordance with Administrative Directive 1.02-9. Administrative Directive 1.02-9 is listed in the Development Standards book as Standard 1-01.0.

A variance to the *LUC* requirements listed in this Standard must be requested from the Board of Adjustment in accordance with Sec. 5.4.3.3 of the *LUC*. Under certain circumstances, modifications can be requested under the Project Design Option (PDO) provisions of the *LUC* in accordance with Sec. 5.3.5 and Sec. 5.4.3.7.

5.2 Appeals. Appeals to decisions made by the CDRC under this Standard are to the Zoning Examiner. The process of appeals will follow the format established in Sec. 5.4.4.1 of the *LUC*.

3-05.6.0 LIST OF TABLES/FIGURES.

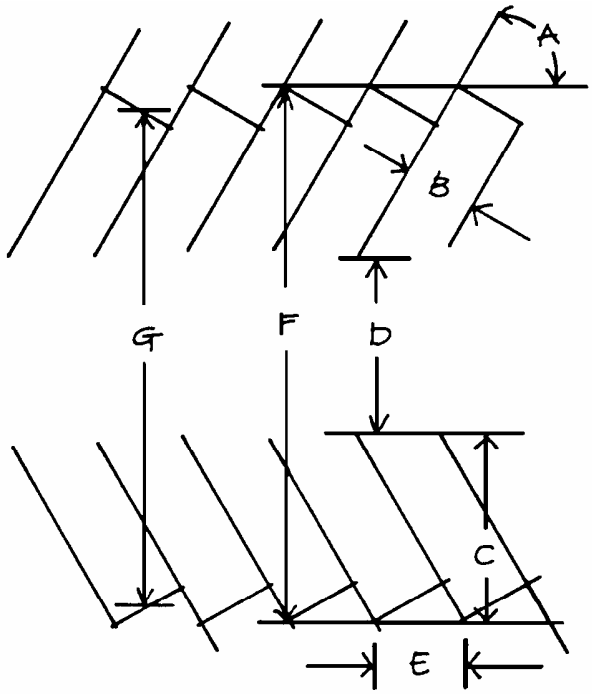
Table 1 - Motor Vehicle Area Dimensions
Figure 1 - Pedestrian Refuge Area Setback
Figure 2 - Back-Up Spur
Figure 3 - Planting Area
Figure 4 - Hairpin Striping
Figure 5 - Wheel Stop Curbing

MOTOR VEHICLE AREA DIMENSIONS

To be used in conjunction with Table 1.

A	Parking Angle
B	Space Width
C	Space Depth
D	Aisle Width
E	Curb Length
F	Space End to Space End Bay Width
G	Space Center to Space Center Width

Minimum standard parking space size:	8'-6" x 18'
Minimum two-way traffic aisle width:	24'
Minimum one-way traffic aisle width:	12'
Minimum one-way fire lane access aisle width:	20'



The following (Table 1) is from Sec. 3.3.0 of the *LUC* and is printed here for reference purposes only.

TABLE 1. MOTOR VEHICLE AREA DIMENSIONS.

A	B	C	D	E	F	G
0	7.5*	7.5*	12.0*	18.0*	27.0*	-
	8.5	8.5	12.0	23.0	29.0	-
	9.0	9.0	12.0	23.0	30.0	-
	9.5	9.5	12.0	23.0	31.0	-
	10.0	10.0	12.0	23.0	32.0	-
20	7.5*	12.5*	12.0*	22.0*	37.0*	30.0*
	8.5	14.1	12.0	24.9	40.2	32.2
	9.0	14.6	12.0	26.3	41.2	32.7
	9.5	15.1	12.0	27.8	42.2	33.3
	10.0	15.6	12.0	29.2	43.2	33.8
30	7.5*	14.5*	12.0*	15.0*	41.0*	34.5*
	8.5	16.4	12.0	17.0	44.8	37.4
	9.0	16.8	12.0	18.0	45.6	37.8
	9.5	17.2	12.0	19.0	46.4	38.2
	10.0	17.7	12.0	20.0	47.4	38.7
45	7.5*	16.6*	13.0*	10.6*	46.2*	40.9*
	8.5	18.7	13.0	12.0	50.4	44.4
	9.0	19.1	12.0	12.7	50.2	43.8
	9.5	19.5	12.0	13.4	51.0	44.3
	10.0	19.8	12.0	14.1	51.6	44.5
60	7.5*	17.6*	16.5*	8.7*	51.7*	48.0*
	8.5	19.8	16.0	9.8	55.6	51.4
	9.0	20.0	16.0	10.4	56.0	51.5
	9.5	20.3	16.0	11.0	56.6	51.9
	10.0	20.6	16.0	11.6	57.2	52.2
70	7.5*	17.6*	17.5*	8.0*	52.7*	50.1*
	8.5	19.8	17.0	9.1	56.6	53.7
	9.0	20.0	17.0	9.6	57.0	53.9
	9.5	20.1	17.0	10.1	57.2	54.0
	10.0	20.3	16.5	10.6	57.1	53.7
80	7.5*	17.1*	24.0*	7.6*	58.2*	-
	8.5	19.2	24.0	8.6	62.4	-
	9.0	19.3	24.0	9.1	62.6	-
	9.5	19.4	24.0	9.6	62.8	-
	10.0	19.5	24.0	10.2	63.0	-
90	7.5*	16.0*	24.0*	7.5*	56.0*	-
	8.5	18.0	24.0	8.5	60.0	-
	9.0	18.0	24.0	9.0	60.0	-
	9.5	18.0	24.0	9.5	60.0	-
	10.0	18.0	24.0	10.0	60.0	-

***Denotes compact motor vehicle parking space dimensions.**

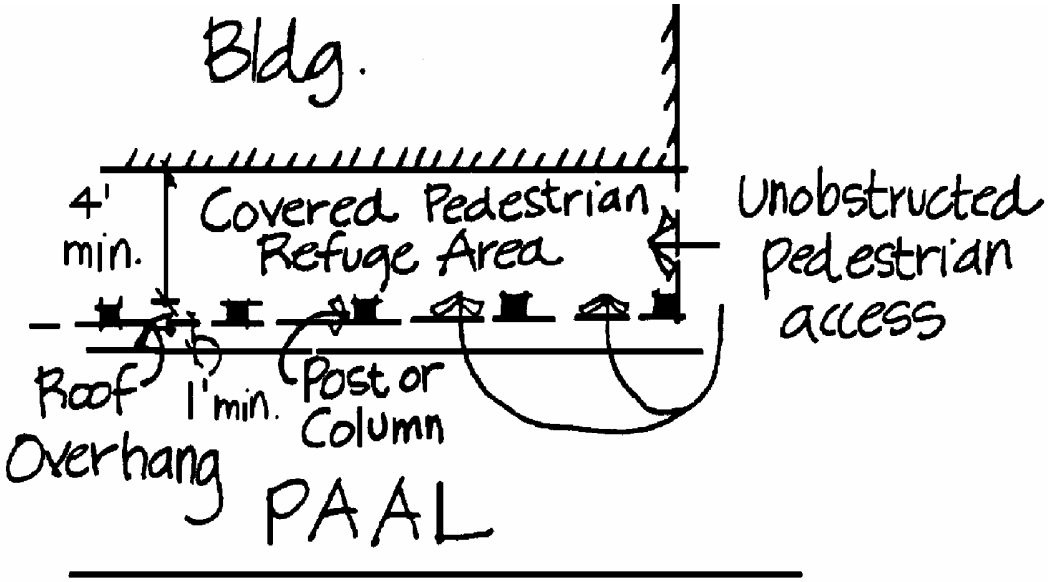


Figure 1. Pedestrian Refuge Area Setback

D.S. 3-05.2.2.B.1.&2.

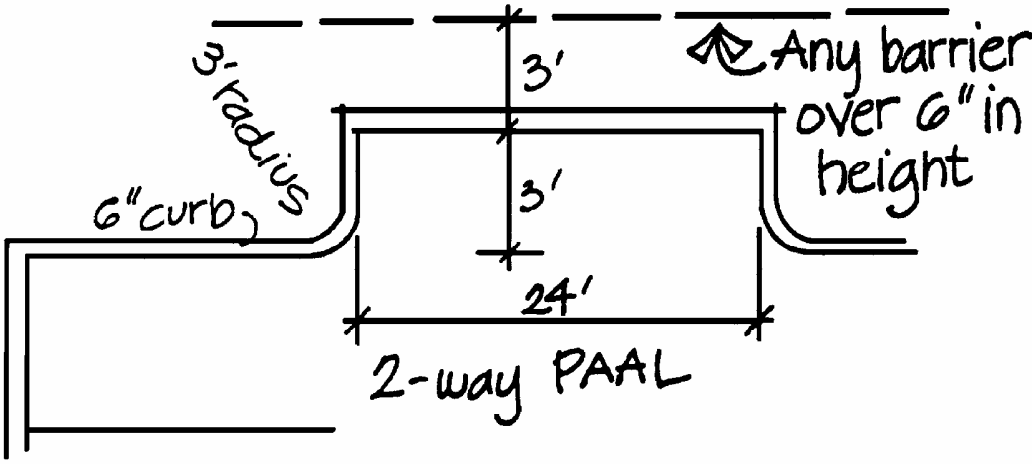


Figure 2. Back-Up Spur
D.S. 3-05.2.2.D.

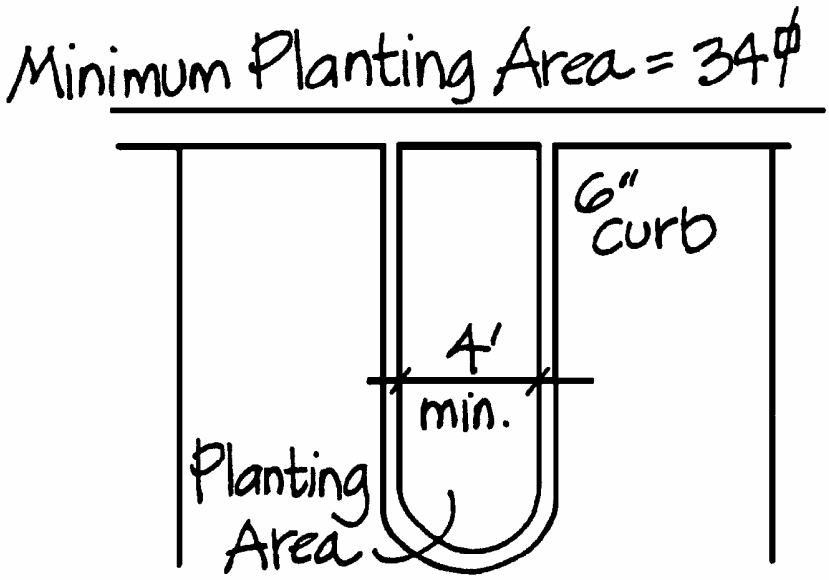


Figure 3. Planting Area
D.S. 2-06.3.3.C.

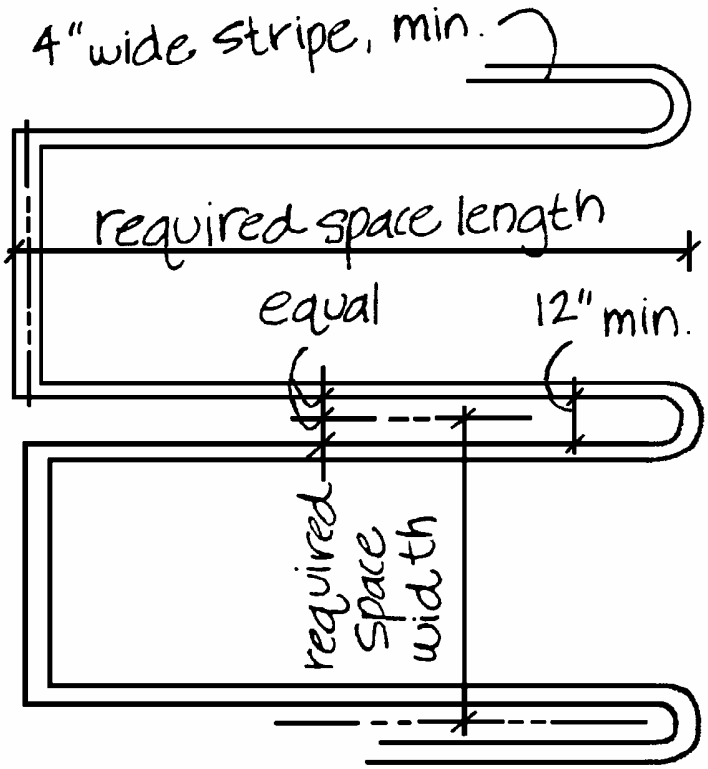


Figure 4. Hairpin Striping
D.S. 3-05.2.3.B.2

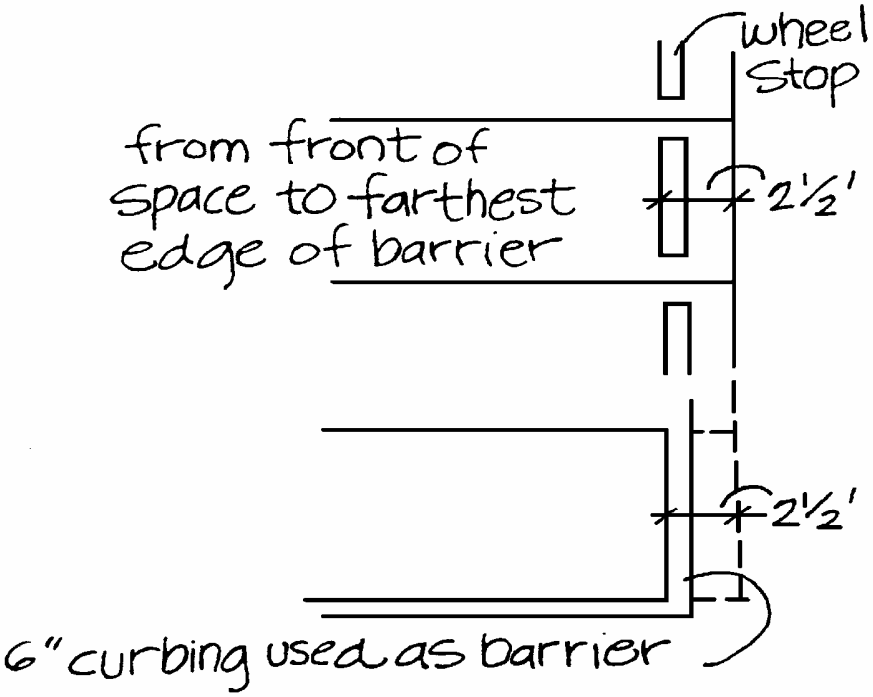


Figure 5. Wheel Stop Curbing
D.S. 3-05.2.3.C.2.

EMERGENCY PROCEDURES FOR HISTORIC STRUCTURES

1 PURPOSE
2 APPLICABILITY
3 DEFINITIONS
4 ORGANIZATION
5 NOTIFICATION
6 EVALUATION
7 ABATEMENT: EMERGENCY STABILIZATION OR DEMOLITION
8 FIRE DEPARTMENT OPERATIONS
9 REPORT
10 SALVAGE AND DOCUMENTATION

TUCSON CODE SECTION 6-66, EXHIBIT A

6-66 EMERGENCY PROCEDURES FOR HISTORIC STRUCTURES.

1 **PURPOSE.** In order to promote the preservation and rehabilitation of significant historic structures that may have become structurally unsound, the following demolition procedures have been established to provide for adequate notification, analysis, stabilization or demolition, and documentation of such structures without jeopardizing the safety and welfare of the public.

2 **APPLICABILITY.** These provisions apply to all historic structures within a City of Tucson Historic District or to designated City of Tucson historic landmarks.

3 **DEFINITIONS.** Definitions for words used in this Standard are found in the Development Standards Glossary or in Sec. 6.2.0 of the Tucson *Land Use Code* (*LUC*).

4 **ORGANIZATION.** The appropriate Historic District Advisory Board will be responsible for providing a list of architects familiar with the types of construction in its district to the Tucson-Pima County Historical Commission. At least one (1) architect from the list should be available to advise the structural engineer and/or Building Official when an emergency situation exists.

The Tucson-Pima County Historical Commission will file a list each January 30 with the Planning Department of five (5) qualified architects who are not City employees.

5 **NOTIFICATION.** When, either during or after business hours, the Building Official is informed that a structure is in imminent danger of collapse so as to endanger its occupants, other persons, or neighboring structures, the Building Official will at all times immediately notify the designated member of the Planning Department and the owner of the property in question and request the owner or the owner's agent to meet with the Building Official at the premises or other appropriate place concerning the course of action to be taken with regard to the subject structure.

5 **NOTIFICATION.** (Cont'd)

Planning Department staff will immediately notify the:

- Advisory Board Chairperson of the historic district in which the site is located.
- Tucson-Pima County Historical Commission Chairperson.
- State Historic Preservation Officer if the structure is listed on the National Register of Historic Places.
- An architect from the list provided by the Tucson-Pima County Historical Commission.

6 **EVALUATION.**

A. The Building Official will immediately thereafter evaluate the demolition option with representatives of the Planning Department and Development Services Department (DSD) staffs and a licensed structural engineer who has experience in working with local historic structures.

B. An architect from the list of architects familiar with historic construction should be at the scene of the proposed demolition within two (2) hours of being notified to provide advice to the Building Official and structural engineer concerning the proposed demolition.

7 **ABATEMENT: EMERGENCY STABILIZATION OR DEMOLITION.** When a historic building is damaged beyond the point of safety as determined by this review process, the feasibility of stabilizing the building will first be considered by the Building Official after consultation with the structural engineer and architect, if available. If the building cannot feasibly be brought to the point of safety by stabilization, partial demolition should be undertaken to the point of stability, again as determined by the Building Official after consultation with the structural engineer and architect, if available. Partial demolition should be done in such a manner that the future rehabilitation of the structure will not be impeded.

8 **FIRE DEPARTMENT OPERATIONS.** The role of the Fire Department will be limited to emergency operations and the abatement of imminent hazards to life. Only as a last resort and under the most extreme circumstances will the Fire Department consider demolition of a historic structure as a means of hazard abatement. The Fire Department will make every reasonable effort to salvage and preserve as much of the historic structure as possible when involved in a fire.

9 **REPORT.** The Building Official will prepare a written report documenting the necessity of demolishing a historic structure which should be prepared within five (5) working days of the decision to demolish a structure. This report must include the analysis of the structural engineer and the recommendation of the architect consulted.

10 **SALVAGE AND DOCUMENTATION.** A two (2) day delay will be imposed in all but the most extreme cases to allow for salvage of important architectural features or photographic documentation. Access for these purposes will be permitted only with the permission of the Building Official and the property owner (following a securing of the property by fencing or other means as determined by the Building Official).

SOLID WASTE DISPOSAL (REFUSE)

6-01.1.0 GENERAL
6-01.2.0 RESIDENTIAL REFUSE COLLECTION
6-01.3.0 COMMERCIAL AND INDUSTRIAL DEVELOPMENT
6-01.4.0 SPECIFICATIONS - GENERAL
6-01.5.0 AUTOMATED REFUSE COLLECTION SYSTEM
6-01.6.0 FEES
6-01.7.0 SITE PLAN INFORMATION
6-01.8.0 SPECIAL SERVICES
6-01.9.0 MODIFICATIONS AND APPEALS
6-01.10.0 LIST OF EXHIBITS AND FIGURES

6-01.0.0 SOLID WASTE DISPOSAL (REFUSE).

6-01.1.0 GENERAL.

1.1 Purpose. To respond to the need for a safe and efficient system of refuse collection, the following Refuse Service Standard has been established to:

- Provide reasonable service intervals for residential, commercial, and industrial development.
- Establish minimum locational and dimensional requirements for access and maneuvering during collection.
- Create provisions for the sanitary storage and pick up of all refuse materials for collection by the City of Tucson.
- Enhance the appearance of the City through establishment of site layout guidelines for the collection and storage of refuse materials.

1.2 Scope. These Standards apply to all new construction and new service within the City of Tucson.

1.3 Definitions. Definitions for words used in this Standard are found in the Development Standards Glossary or in Sec. 6.2.0 of the Tucson *Land Use Code (LUC)*.

6-01.2.0 RESIDENTIAL REFUSE COLLECTION.

2.1 Single Family/Duplex Development.

A. New single family and duplex development including one (1) or two (2) mobile homes on individual residential lots fronting any major street will provide a frontage road, alley, or on-site facilities for refuse collection.

2.1 Single Family/Duplex Development. (Cont'd)

B. Garbage can service, hand loading, or where applicable, the Automated System (Sec. 6-01.5.0) is preferable for single family/duplex development.

1. Alley service will be provided only where the alleys are constructed with a twenty (20) foot wide cross section and maintained for clear access.

a. A four (4) foot by six (6) foot level area for each three (3) garbage cans or receptacles will be provided within the property line adjacent to the alley.

b. A fifteen (15) foot minimum height clearance, free of any overhead obstructions (wires, branches, etc.), will be provided above the collection site. If covered, the container service area must have at least a twenty-five (25) foot vertical clearance.

c. Vegetation which will grow from private property into the alley right-of-way thus creating visual or traffic obstructions for the collection crew is prohibited. It is the property owner's responsibility to maintain an unobstructed sight distance for the collection crew.

2. Where an alley is not provided or on-site collection cannot occur, cans will be placed behind the curb in front of the premises.

a. Cans are permitted to remain adjacent to the street or behind the curb only on regular collection days.

b. Where sidewalks exist, cans are to be placed in the buffer area between the curb and sidewalk or behind the sidewalk when the sidewalk touches the curb. Cans shall be placed so as not to obstruct sidewalk traffic.

c. Permanent enclosures or bins on the curb are prohibited.

d. A level area at least four (4) feet wide by six (6) feet long, free of vegetation and other obstructions (including vehicles), shall be provided and maintained by the property owner for garbage can container collection area.

2.2 Residential Multifamily Development.

A. New projects including mobile home parks consisting of three (3) or more dwelling units will provide centralized on-site refuse storage, collection, and pickup areas with service access from within the tract or from an alley adjacent to the tract.

2.2 Residential Multifamily Development. (Cont'd)

The storage and collection areas will be screened from view of adjacent development and from public rights-of-way.

The storage and collection areas will be placed at an adequate distance from adjoining residential uses to prevent health-related impacts (odor, flies, etc.) to those uses.

B. When garbage can enclosures and bins are used for centralized collection, they will be constructed as specified in Sec. 6-01.4.2.

1. Enclosures or bins are to be approved by the Sanitation Division before being placed into service.

2. Refuse storage areas built into patio walls will not be serviced.

3. A twenty-five (25) foot minimum height clearance, free of any overhead obstructions (wires, branches, etc.), shall be provided above the collection site.

C. Alley service will be provided only where the alleys are constructed in accordance with Development Standard 3-01.0 and with a minimum twenty (20) foot width. Provisions for alley service are noted in Sec. 6-01.2.1.B.1.

D. When alley service cannot be provided, on-site collection facilities and access for servicing will be designed into a project.

1. On-site refuse collection will be provided by the City only when the property owner enters into a written agreement with the City (see ***Exhibit I***).

2. The Sanitation Division will provide for rental of dumpsters or other equipment on an individual fee basis on private property.

3. Private streets must conform to Development Standard 3-01.0 to provide adequate access for the service vehicle (see ***Figure 1***).

4. Since private streets are not required to be constructed to City of Tucson structural standards, the City is relieved of any responsibility for structural damage to the street caused by the normal procedures of refuse collection. The developer must acknowledge responsibility in recorded covenants for the site. (See ***Exhibit I*** for suggested wording.)

6-01.3.0 COMMERCIAL AND INDUSTRIAL DEVELOPMENT.

3.1 Access to Property.

A. An adequate and safe ingress/egress is required for the collection vehicle in each new project.

B. The property owner must enter into a written agreement with the City allowing City vehicles access onto the property (see ***Exhibit I***).

3.2 Containers.

A. Where the use of a garbage can container is planned by a commercial establishment, each establishment will provide such containers and adhere to the same restrictions as required for residential refuse service.

B. Where the volume of refuse cannot be contained in three (3) garbage cans, each commercial establishment shall provide metal dumpster containers of adequate size. Containers are to be approved by the Sanitation Division before being placed in service.

C. The capacity of eight (8) 20-gallon cans is one (1) cubic yard of refuse. The minimum dumpster size stores three (3) cubic yards.

3.3 Service Frequency. Service shall be provided two (2) times each week at a minimum. Additional service up to six (6) times per week may be required by the Sanitation Division, depending on the nature and volume of solid waste involved.

6-01.4.0 SPECIFICATIONS - GENERAL.

4.1 Access to and Placement of Containers.

A. New development will provide on-site refuse storage, collection, and pickup areas with service access from within the tract or from an alley adjacent to the tract.

B. A container service area is ten (10) feet by ten (10) feet with a minimum vertical clearance of twenty-five (25) feet.

C. Each service area is required to have a clear approach of fourteen (14) feet by forty (40) feet for the collection vehicle. The maximum back-up distance for the collection vehicle shall be forty (40) feet.

D. Dumpster containers are not to be placed on any curb or sidewalk or in the area between the curb and sidewalk.

E. Containers are not allowed in any area so as to obstruct safe sight distance.

4.1 Access to and Placement of Containers. (Cont'd)

F. Container placement is not to obstruct or block drainage.

G. Containers will be placed in accordance with Fire Department Standards with regard to access and hydrants.

H. Should more than one (1) container be necessary, the containers are to be positioned so as to permit the collection vehicle to collect garbage without impeding the continuous flow of traffic within the development.

I. Containers are to be placed so that the collection vehicle does not have to back into moving traffic, on or off the premises.

J. Containers are not to be placed on or in a manner which obstructs vehicle parking spaces.

K. The container service area must be kept free from vegetation and other obstructions by the property owner.

L. Containers requiring service on private property are governed by the requirements as set forth in Sec. 6-01.2.2.D (see ***Exhibit I***).

M. The storage and collection areas will be screened from view of adjacent development and from public rights-of-way. The areas must be placed an adequate distance from adjoining residential uses to prevent health-related impacts (odor, flies, etc.) to those uses.

4.2 Enclosure and Bin Construction.

A. Requirements for access to and placement of enclosures and bins are found in Sec. 6-01.2.0, Residential, or Sec. 6-01.3.0, Commercial, whichever is applicable.

B. Enclosures and bins are to have suitable hatches, doors, gates, and covers to prevent material from overflowing, spilling, or scattering onto surrounding premises. A sanitary condition will be maintained for fire prevention.

C. Enclosures for dumpster containers are as follows.

1. The base shall be a concrete slab with an inside clear dimension of ten (10) feet by ten (10) feet by five (5) inches thick. Restaurants and other food service establishments are required to provide a sewer-connected drain in the center of the slab to facilitate container cleaning.

2. Steel pipes are required between the container and the enclosure's rear and side walls to prevent the container from damaging the enclosure while being serviced.

4.2 Enclosure and Bin Construction. (Cont'd)

3. Enclosures are to be constructed with sufficient reinforcing material to prevent damage from vibration while servicing the container. If masonry walls are used, they will be constructed as shown in ***Figure 2***.

4. Enclosure gates must be secured but not locked. They must also be secured when opened to prevent accidental closing during servicing.

5. Enclosure gates have a minimum opening of ten (10) feet.

D. Bins for garbage can containers will be constructed similarly to enclosures; however:

1. Minimum requirements in Sec. 6-01.4.2.C.1 and Sec. 6-01.4.2.C.2 are not applicable to bin construction.

2. Refuse storage bins will be of sufficient size to accommodate the volume of refuse (number of containers) to be stored.

4.3 Stationary Compactor (Stat-Pak).

A. Special refuse storage and collection services are offered by the City for commercial establishments which generate unique or large volumes of solid waste. Hospitals, dry goods stores, restaurants, shopping centers, warehouses, manufacturing plants, etc., can benefit from the use of stationary compacting machines as an effective and efficient on-site storage unit where space and accessibility are limited.

B. The stationary compactor is designed to work with eight (8) cubic yard to forty (40) cubic yard refuse containers. Consultation with the Sanitation Division may be required for determining specific container size and placement.

C. A safe and adequate location with a fourteen (14) foot by forty (40) foot approach for collection vehicles is required for the compactor.

D. The compactor shall be placed on a concrete pad ten (10) feet wide. The overall length of the concrete pad must be five (5) feet greater than the combined length of the compactor and the receiving container. Lengths of the receiving containers vary depending on the container's capacity. Consultation with the Sanitation Division may be required to determine the exact dimensions.

E. Where high volumes of liquids are incorporated with the refuse, a drain shall be installed beneath the area of the compactor charge box and connected to a sanitary sewer.

F. An electrical disconnect switch for 220-440 (60 amps, 3 phase) shall be installed within five (5) feet of the compactor.

4.3 Stationary Compactor (Stat-Pak). (Cont'd)

G. A twenty-five (25) foot minimum height clearance, free of any overhead obstructions (wires, branches, etc.), shall be provided above the collection site.

6-01.5.0 AUTOMATED REFUSE COLLECTION SYSTEM.

5.1 Residential Low Density Development. To respond to the need for a safe, efficient, and more economical system of refuse collection, the Sanitation Division is currently phasing in the Automated Refuse Collection System. Full implementation of this system is expected to be complete by 1989. Expansion of this system shall take place in planned increments throughout the City. The Automated System is a dual-purpose system and can be used for curb and alley collection, providing the alley is designed to Development Standard 3-01.0 and with a minimum twenty (20) foot width.

5.2 Residential High Density Development/Commercial and Industrial Development. The Automated Refuse Collection System does not apply at this time.

NOTE: Any new development plans that fall within the Automated Collection System will be reviewed by Sanitation personnel on a case-by-case basis.

5.3 Additional Specifications.

A. *Alley Requirements.* Alley service shall be provided where the alleys are constructed in accordance with Development Standard 3-01.0 and with a minimum twenty (20) foot width.

1. Curb-tender alley service shall meet requirements of Residential Standards, Sec. 6-01.2.1.B.1.

2. A level area at least six (6) feet by six (6) feet, free of vegetation and other obstructions, is required for container placement.

3. The recommended turning radius for the Curb-tender vehicle is depicted in ***Figure 1***. Further height and width specifications are shown in ***Exhibit II***.

B. *Curb-Side Collection.* Curb-side collection requirements will comply with all minimum standards for residential refuse collection in Sec. 6-01.2.2.

6-01.6.0 FEES. Fees for refuse collection and disposal as established by the Mayor and Council are based upon the size of the containers and the frequency of collection.

Current fee schedules are available in the Sanitation Division office upon request.

6-01.7.0 SITE PLAN INFORMATION. To secure building permits, the following information is required either drawn on the plan or as part of the "General Notes" section of any development or building plan.

6-01.7.0 SITE PLAN INFORMATION. (Cont'd)

A. Specification of the anticipated method of collection and frequency of service.

B. Identification of the use of adjacent properties surrounding the proposed development, i.e., vacant land, residences, shopping centers, commercial buildings, alleys, easements, drainage, etc.

C. Locations of walls, fences, hedges, or landscaped buffer areas that are designed to reduce noise and the negative aesthetic impacts that could result from refuse collection services.

6-01.8.0 SPECIAL SERVICES. In instances where developments propose refuse service not specified in these Standards, e.g., developments for the elderly or handicapped, prior approval must be obtained from the Sanitation Division.

6-01.9.0 MODIFICATIONS AND APPEALS.

9.1 Modifications.

A. Where, in the opinion of the Community Design Review Committee (CDRC) and Sanitation Division, there exist extraordinary conditions of topography, land ownership, adjacent development, historic district consideration, or other circumstances not provided for in these Standards, the CDRC and Sanitation Division may modify these Standards as deemed appropriate in the public interest.

B. In modifying these Standards or requirements of these provisions, the CDRC may make such additional requirements as appear necessary, in its judgment, to secure substantially the objectives of the Standards or requirements which are modified, providing the modifications do not conflict with any other ordinance or regulation. All items not specifically covered by these Standards will be judged on a case-by-case basis by the CDRC without setting precedent.

9.2 Appeals. Appeals to decisions made under these Standards are to the Zoning Examiner. The process of appeals is established in Sec. 5.4.4.1 of the *LUC*.

6-01.10.0 LIST OF EXHIBITS AND FIGURES.

Exhibit I - On-Site Service Agreement Form
Exhibit II - Automated Refuse Collection Specifications
Figure 1 - Turning Radii for Service Vehicles
Figure 2 - Structural Design for Enclosure Wall

CITY OF TUCSON

The Sunshine City

DEPT. OF SOLID WASTE MANAGEMENT
P.O. Box 27210
Tucson, Arizona 85726-7210

_____
DATE

Sanitation Administrator
City of Tucson
Tucson, Arizona

It is hereby requested that garbage and/or trash pickups be made on my private property located as follows:

_____

This letter constitutes authority and permission for your personnel and vehicles to enter upon, on and across my property for the purpose of collecting garbage and/or trash.

It is understood that acceptance of this request and permission does not imply a continuing obligation by the City of Tucson to collect garbage and/or trash at this location and that such service may be discontinued by the City of Tucson at any time it should be in the public interest to do so.

It is further understood that the City, in the process of providing service on my private property, does not assume liability for acts other than its own or those of its employees in the process of serving the location.

It is further agreed that I will provide the City with a clear unobstructed access on my property for the purpose of the City providing service at the location.

This agreement shall continue in force unless and until terminated by either of the parties hereto, giving notice in writing to the other intention to so terminate. Upon receipt of such notice, this agreement shall thereupon terminate.

Accepted this_____ _____

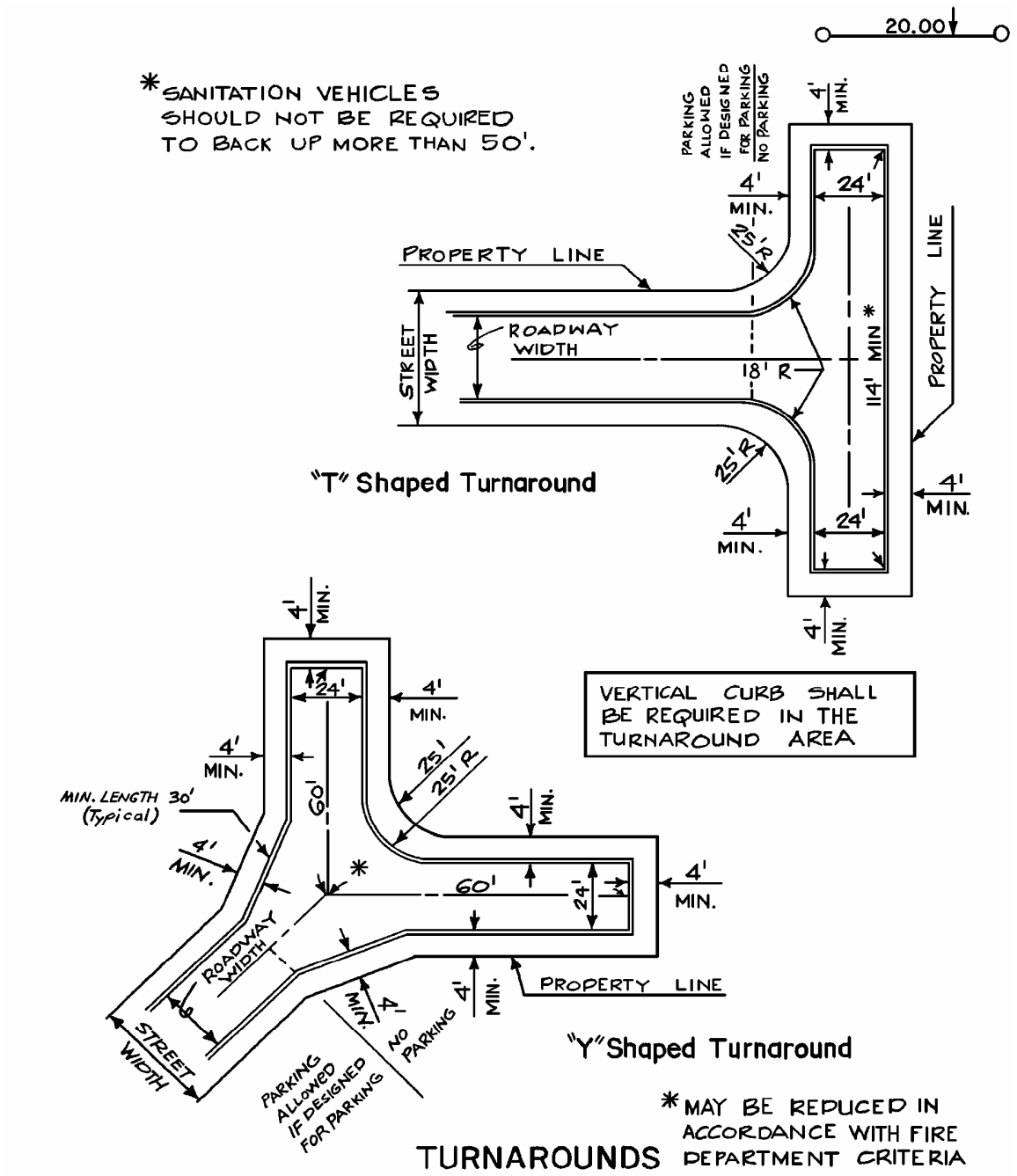
day of_____ _____
Names of property owners

19_____

CITY OF TUCSON, a municipal corporation

By_____
Sanitation Administrator

AUTOMATED REFUSE COLLECTION SPECIFICATIONS	
Description	***Dimension***
Height of Truck	11'
Height of Arm in Dump Position	12' 3"
Height with Truck in Dump Position	14' 11"
Length of Truck	28' 10"
Width of Truck	8'
Turning Radii	50'
Length of Clear Curb Line for Pickup	90'
Body Capacity	20 & 25 cubic yards
Hopper Capacity	3.5 cubic yards



* IDENTICAL TO STREET DEVELOPMENT STANDARD 3.01.0 FIGURE 23

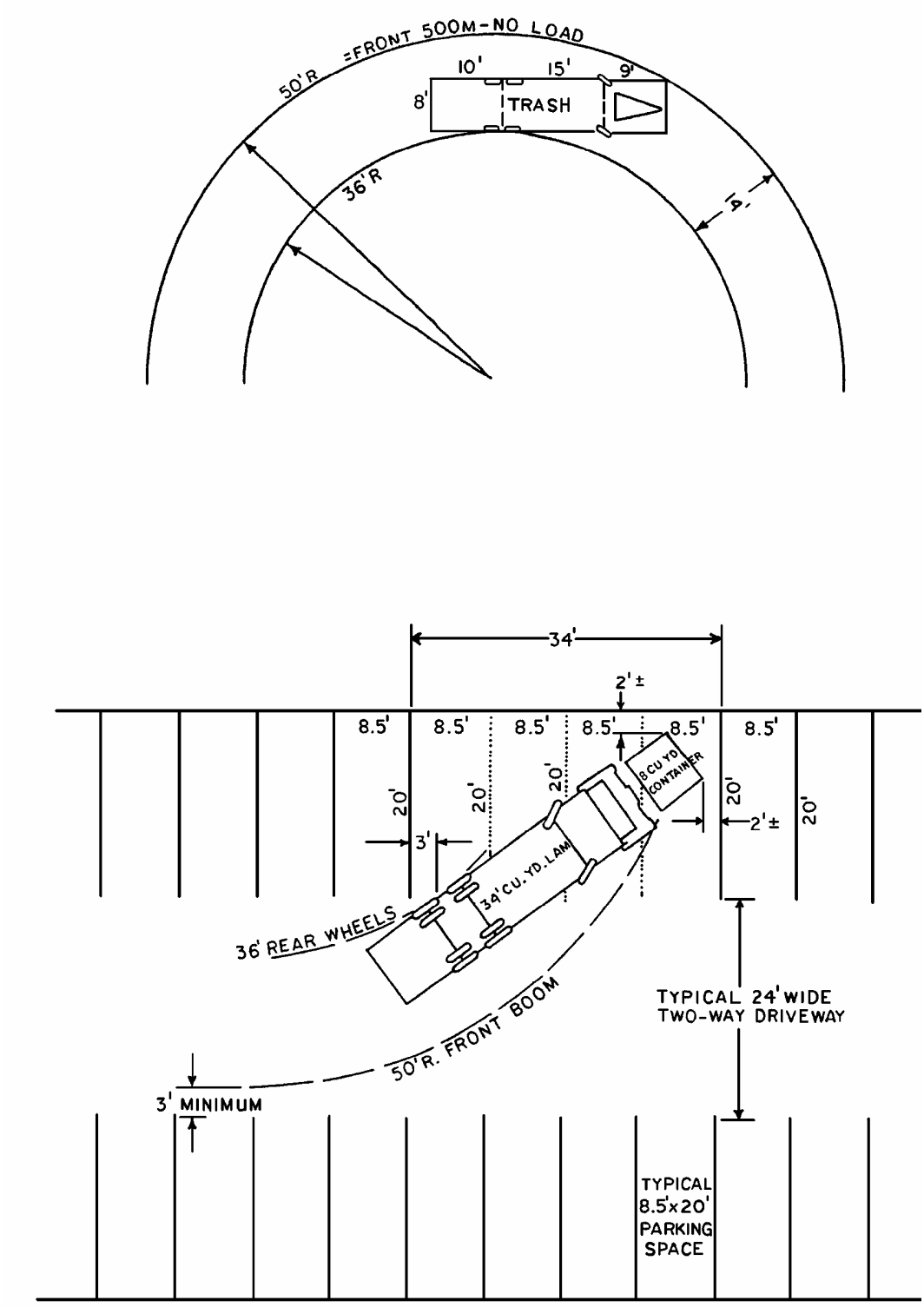


FIGURE 1 - TURNING RADII FOR SERVICE VEHICLES (Cont'd)

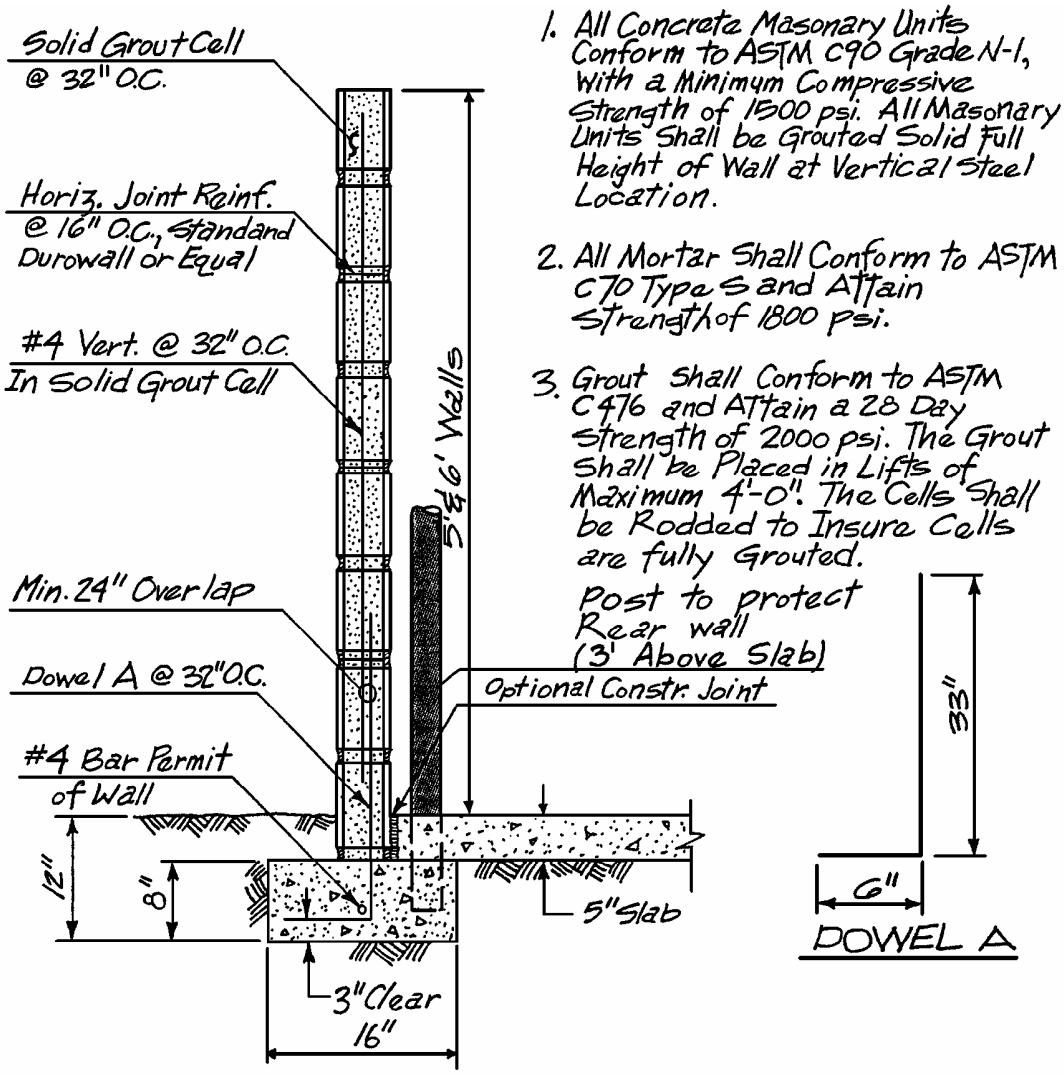


FIGURE 2 - STRUCTURAL DESIGN FOR ENCLOSURE WALL

ABANDONMENT OF EASEMENTS IN RESUBDIVISION

7-01.1.0 GENERAL
7-01.2.0 TENTATIVE PLAT CONTENT AND SPECIFICATIONS
7-01.3.0 FINAL PLAT CONTENT AND SPECIFICATIONS
7-01.4.0 SUPPLEMENTAL DOCUMENTATION SPECIFICATIONS

7-01.0.0 ABANDONMENT OF EASEMENTS IN RESUBDIVISION.

7-01.1.0 GENERAL.

1.1 Purpose. In order to process plat-related actions in a timely manner, this Standard provides a simple method for abandonment of easements concurrently with the processing of a resubdivision plat.

1.2 Applicability. The provisions of this Standard apply to easements, whether originally created by a subdivision plat or by separate documents, when the same area or a portion of the same area is resubdivided.

1.3 Definitions. Definitions for words used in this Standard are found in the Development Standards Glossary or in Sec. 6.2.0 of the Tucson *Land Use Code (LUC)*.

7-01.2.0 TENTATIVE PLAT CONTENT AND SPECIFICATIONS. In addition to the information required by Development Standard 2-03.0, the following information must be shown on the tentative plat of the proposed resubdivision.

A. All easements created by the original plat and/or by separate instrument, in the correct location and labeled with the width, purpose of granting, recording data of the original plat, and if applicable, the notation "to be abandoned."

B. A separate note that the easements created by the original plat (noted by name and recordation data) and/or by separate instrument (noted by recording data) will, unless otherwise labeled, be abandoned simultaneously with the recording of the resubdivision (noted by name).

7-01.3.0 FINAL PLAT CONTENT AND SPECIFICATIONS. In addition to the information required by Development Standard 2-03.0, the following information must be shown on the final plat of the proposed resubdivision.

A. All easements not to be abandoned with the width, purpose of granting, and recording data of the original subdivision plat or separate instrument shown.

7-01.3.0 FINAL PLAT CONTENT AND SPECIFICATIONS. (Cont'd)

B. A separate note that the interest of the City of Tucson in that portion of the easement(s) created by the original plat (noted by name and recording data) and/or by separate instrument (noted by recording data), which is included in the resubdivision, will be abandoned by the recording of this resubdivision plat, unless otherwise indicated.

7-01.4.0 SUPPLEMENTAL DOCUMENTATION SPECIFICATIONS. The interest of the City of Tucson is abandoned by recordation of the final plat. However, the interests of other entities may also have to be abandoned prior to recording the final plat. These entities include, but are not limited to:

Qwest Communications
Pima County Wastewater Management
Southwest Gas
Tucson Electric Power Company
Any private cablevision company
Any private water company

A. The developer must obtain from each entity having a record interest in an easement, as shown by a current title report, a recordable document such as a quit-claim deed or abandonment of easement which relinquishes its interest in the easement. The request for abandonment should be made to the entity holding an easement interest shortly after the Community Design Review Committee (CDRC) approval of the tentative plat. This is in order to allow adequate time for relocation of any facilities within the easement prior to abandonment and depiction of the new easement on the final plat.

B. The developer will record all such documents prior to or concurrently with the final plat and provide a copy of each recorded document to the Development Services Department (DSD). These documents do not need to be cross-referenced on the resubdivision plat.

C. The abandonment of an easement does not occur until all documents from holders of interest have been recorded or submitted for recording with the final plat of the proposed resubdivision.

HILLSIDE DEVELOPMENT ZONE

9-01.1.0 GENERAL
9-01.2.0 HDZ PLAN FORMAT AND CONTENT
9-01.3.0 HDZ PLAN SUBMITTAL REQUIREMENTS
9-01.4.0 SLOPE ANALYSIS STANDARD
9-01.5.0 SITE IMPROVEMENT

9-01.0.0 HILLSIDE DEVELOPMENT ZONE.

9-01.1.0 GENERAL.

Purpose. This Standard has been established to provide a listing of criteria for analysis and development of property affected by the Hillside Development Zone (HDZ), Sec. 2.8.1, of the Tucson *Land Use Code* (*LUC*), and to inform applicants of the preparation, submittal, and review requirements for HDZ projects so that proper and adequate information is presented in a consistent manner, thereby providing the basis for an efficient and timely review. It is intended that this Development Standard provide support and clarification to the HDZ provisions of Sec. 2.8.1 of the *LUC*.

This Standard does not waive any applicable City regulations or codes.

1.2 Definitions. Definitions for words used in this Standard are found in the Development Standards Glossary or in Sec. 6.2.0 of the *LUC*.

9-01.2.0 HDZ PLAN FORMAT AND CONTENT.

2.1 HDZ Plan Requirement. The information required as part of the HDZ submittal will be shown graphically or provided by notes on a plan. The HDZ requirements are in addition to the plan requirements of the applicable process, such as, but not limited to, a plat, a development plan, a site plan, or a plot plan. The information may be provided as part of the drawing required through the applicable process or as a separate drawing. The plan may comprise several sheets showing various elements of required data.

2.2 Format. If the HDZ information is provided as a separate drawing, the format, sheet size, scale, margins, lettering, and similar requirements are the same as those for the applicable process, i.e., tentative plat, development plan, site plan, or plot plan.

2.3 Content. The following information is to be provided for all projects affected by the HDZ.

A. Grading information, including proposed grading area, amount of grading by square feet and percentage of lot area, proposed contours, and locations of all areas of cut and fill.

B. Topographic information of the existing terrain, prior to any grading, grubbing, clearing, excavation, or modification, with contour intervals as specified in Development Standard 9-01.0.

C. The location, size, color, and textural treatment of all retaining walls, riprapped slopes, or other constructed means of slope stabilization must be shown on one (1) of the plans submitted.

D. The following slope analysis information must be provided on the plan. For specific information on calculations of slope, refer to Development Standard 9-01.0.

1. The average natural cross slope (ACS) analysis must be submitted with the plat or plan, and the ACS must be listed in the general notes on the plat or plan.

2. If the development criteria of Sec. 2.8.1.6 of the *LUC* require an analysis of sloped areas, those areas of fifteen (15) percent or greater slope must be shown on a topographic map.

E. A note must be added to the plan or plat listing those lots which are subject to HDZ grading requirements.

F. All protected peaks and ridges must be shown and labeled, and the three hundred (300) foot setback area must be delineated.

9-01.3.0 HDZ PLAN SUBMITTAL REQUIREMENTS.

3.1 Submittal Requirements. The plan which includes the HDZ information is to be provided with the initial submittal under the applicable process, such as, but not limited to, a plat, development plan, site plan, or plot plan.

If the HDZ information is provided as a separate drawing, submit three (3) copies.

3.2 Review. HDZ compliance applications are reviewed by the Zoning Review Section and the Engineering Section at the Development Services Department (DSD).

9-01.4.0 SLOPE ANALYSIS STANDARD.

4.1 Average Natural Cross Slope Analysis. The Average Natural Cross Slope (ACS) of a site is determined in the following manner.

A. The site is depicted on a topographic map of the existing terrain, prior to any grading, grubbing, clearing, excavation, or modification, utilizing a scale no smaller than one (1) inch equals one hundred (100) feet, with the following contour intervals.

1. For parcels less than five (5) acres, a contour interval of two (2) feet;

2. For parcels five (5) acres and greater, a contour interval of ten (10) feet.

B. The length of each contour line contained within the site boundaries on the map is measured by means of a mechanical device such as a map wheel or digitizer. This actual length is converted to scale length in feet. For example, at a scale of

one inch equals forty feet (1" = 40'), a contour line with an actual map length of six and one-half (6½) inches represents a line two-hundred sixty (260) feet long (6.5 x 40 = 260).

C. The sum of the lengths (L) of all contour lines is multiplied by the contour interval (I) in feet.

D. The result is multiplied by the factor .0023, which converts the square footage of the scale map to acres.

E. This result is then divided by the area (A) of the site in acres.

F. This result is multiplied by a linear adjustment factor which equals the number of contour lines less one line (N - 1), divided by the number of contour lines (N).

G. This process is mathematically represented by the formula:

$$ACS = \frac{(I)\ (L)\ (.0023)}{(A)} \times \frac{(N - 1)}{(N)}$$

H. The answer is the percentage of the ACS for the site.

4.2 Sloped Area Analysis. The slope of any topography is determined by the following method.

A. The site or lot is depicted on a map with a scale and contour interval conforming to Development Standard 2-03.2.3.F or Development Standard 2-05.2.3.E.

B. A slope gauge is prepared at the same scale as the map to be analyzed, as follows.

1. On a straight edge of a piece of stiff paper, such as an index card or other straight-edged material, a straight line representing one hundred (100) linear feet is marked parallel to the edge.

2. This line is divided into fifteen (15) equal divisions, with the sixteen (16) marks between the divisions being numbered. Marks zero (0) and fifteen (15) will fall at each end of the scale one hundred (100) foot line. These marks represent the distance between one (1) foot contour intervals at a fifteen (15) percent slope for the scale used.

C. The contours on the map are compared to the slope gauge by placing the gauge perpendicular to the contour lines. When the contour lines are equal to or are closer together than the corresponding interval marks on the gauge, a slope of fifteen (15) percent or greater is indicated.

D. All slopes of fifteen (15) percent or greater are then outlined and so indicated on the map. Submittal of slope information is required to allow the Zoning Review Section at the Development Services Department (DSD) to review, comment upon, and make recommendations concerning the appropriateness of the location of the grading.

Exception. Any sloped area no greater than fifteen (15) feet in any horizontal direction and no greater than seven and one-half (7½) feet vertically may be excluded from compliance with this section. Adjacent exempted areas are not cumulative.

9-01.5.0 SITE IMPROVEMENT.

5.1 Grading.

A. *Site or Lot Grading.* All development subject to the provisions of the HDZ ordinance must have a grading scheme approved by the City Engineer or designee. The review process for the grading plan may coincide with either the subdivision plat review process or the development plan review process. The grading scheme may be shown on a site plan or as a separate grading plan. All development must meet the following criteria.

1. The portions of the site or lot to be graded will be clearly shown by the developer's engineer or land surveyor, both on a site or grading plan and by staking on the site or lot. The site or grading plan and the grading staking will be approved by the City Engineer or designee prior to any grubbing, grading, or clearing. Grubbing, grading, and clearing are to occur only within the areas identified on the grading plan and staked on the site or lot.

2. The portions of the site or lot to be left ungraded are to remain undisturbed and are not to be used for stockpiling of materials or excess fill, construction vehicle access, storage of vehicles during construction, or similar uses. If natural areas are designated on a site or lot, temporary fencing will be installed where they abut construction areas in order to prevent encroachment into the natural areas.

B. *Cut and Fill.* Cut and fill slopes must meet the following requirements.

1. The maximum amount of cut is not to exceed thirty (30) feet.

2. The uppermost point of an exposed cut slope is to be no higher than fifteen (15) feet above design grade.

3. The uppermost point of a nonexposed cut slope is to be no higher than the highest point of any building set into the cut, provided that:

a. This cut is concealed from view by a method such as backfilling; and

b. The backfilled area is revegetated in compliance with Development Standard 9-01.5.2.B.

4. The vertical distance of exposed fill and/or exposed retaining material is not to exceed fifteen (15) feet.

5. Exposed cut and fill slopes will either be revegetated or protected by constructed means, such as riprapping or retaining walls.

6. Any cut or fill slopes which encroach into a floodplain must be approved by the City Engineer or designee.

5.2 Vegetation Retention and Revegetation.

A. *Vegetation Retention.*

1. Existing trees with four (4) inch or greater trunk diameter and cacti will be preserved in their original locations, except for building sites and access and utilities serving building sites.

2. When retention of the above trees and cacti in their original locations is not possible due to building site location, the trees and cacti will be salvaged and replanted in areas requiring revegetation, whenever possible.

B. *Revegetation.* All cut or fill slopes which are no steeper than three horizontal to one vertical (3:1) and all utility trenches or septic leaching fields which are not located in parking or driveway areas will be revegetated in compliance with the following requirements.

1. All plants used in revegetation must be the same as the native vegetation on the site or any adjacent site prior to grading or clearing.

2. Revegetation will be accomplished with the following minimum requirements for plants.

a. Desert trees, a minimum of fifteen (15) gallon size with a minimum trunk diameter of two (2) inches measured at the soil level, or large specimen cactus will be placed at the same vegetation density found on the site prior to any clearing, grubbing, or grading.

b. Seeds for trees, desert shrubs, and grasses will be planted with a density adequate to control erosion and may use one of the following methods of planting or any other method approved by the Zoning Review Section at DSD.

1) Raked into the soil with appropriate mulch materials;

2) Hydroseeding;

3) Anchored mulches; or

4) Established on jute, rolled straw, or similar material.

3. A temporary watering system must be installed until the revegetation materials are established.

5.3 Slope Stabilization. All slopes steeper than a ratio of three horizontal to one vertical (3:1), with the exception of retaining walls, will be stabilized with properly engineered stone riprapping or sculptured rock as follows.

A. Stone riprapping will be hand-placed on the slope.

B. The stabilizing material used will blend with the natural appearance of the site or lot and the surrounding terrain.

C. Vegetation retention and revegetation should be used in conjunction with riprapping.

9-03.0.0 RESERVED (MAJOR STREETS AND ROUTES)

Note: DS 9-03 Historic Districts, Sites and Structures has been renumbered DS 9-08.8.0

9-04.0.0 RESERVED (GATEWAY ROUTES)

Note: DS 9-04 Hillside Development Site Improvement has been renumbered 9-01.5.0

DEVELOPMENT STANDARD 9-05.0 SOUND ATTENUATION

9-05.00 SOUND ATTENUATION STANDARDS
9-05.10 PURPOSE
9-05.20 COMPLIANCE
9-05.30 REQUIRED CONSTRUCTION METHODS
9-05.40 MODIFICATIONS AND APPEALS

9-05.00 SOUND ATTENUATION STANDARDS.

9-05.10 PURPOSE.

1.1 Purpose. The following Standard is intended to provide construction/design requirements for reducing interior noise/sound levels for all new construction occurring within the Noise Control Districts (NCD) identified in the City of Tucson Land Use Code for the Tucson International Airport (TIA) and Davis-Monthan (DM) Airport Environs Zone. The following Standard may be applied to construction outside the TIA and DM Airport Environs Zone as determined by the Building Official.

9-05.20 COMPLIANCE.

2.1 Compliance. Compliance with this Standard shall be deemed to meet requirements for a minimum noise level reduction (NLR) of twenty-five (25) decibels (dB). Alternative methods to meet the required minimum NLR may be submitted for review and approval by the Building Official or designated representative.

9-05.30 REQUIRED CONSTRUCTION METHODS FOR NOISE LEVEL REDUCTION OF 25 dB

3.1 Exterior Walls.

A. Exterior walls, other than as described in this section, shall have a laboratory sound transmission class (STC) rating of at least STC-30; or

B. Masonry walls having a weight of at least 25 pounds per square foot do not require a furred (stud) interior wall. At least one surface of concrete block walls shall be plastered; and

C. Stud walls shall be at least 4 inches in nominal depth and shall be finished on the outside with solid sheathing under an approved exterior wall finish; and

1. Interior surface of the exterior walls shall be gypsum board or plaster at least one-half (½) inch thick, installed on studs.

2. Continuous composition board, plywood or gypsum board sheathing at least one-half (½) inch thick shall cover the exterior side of the wall studs.

3. Sheathing panels shall be covered on the exterior with overlapping building paper.

4. Insulation material at least R-11 shall be installed continuously throughout the cavity space behind the exterior sheathing and between wall studs. Insulation shall be glass fiber or mineral wool.

3.2 Exterior Windows.

A. Windows, other than as described in this section shall have a laboratory sound transmission class rating of at least STC-28; or

B. Glass shall be at least 3/16" thick; and

D. All openable windows shall be weatherstripped and airtight when closed so as to conform to an air infiltration test not to exceed 0.5 cubic foot per minute per foot of crack length in accordance with American Society for Testing Materials (ASTM) E-283-65-T; and

E. Glass shall be sealed in an airtight manner with a non-hardening sealant or a soft elastomer gasket or gasket tape; and

F. The perimeter of window frames shall be sealed airtight to the exterior wall construction with a sealant conforming to one of the following Federal specifications for caulking: TT-S-00227, TT-S-00230 or TT-S-00153.

3.3 Exterior Doors.

A. Doors, other than as described in this section shall have a laboratory sound transmission class rating of at least STC-26; or

B. All exterior side-hinged doors shall be solid-core wood or insulated hollow metal at least 1-3/4" thick and shall be fully weatherstripped; and

C. Exterior sliding doors shall be weatherstripped with an efficient airtight gasket system with performance as specified in Section 3.2. The glass in the sliding doors shall be at least 3/16" thick; and

D. Glass over two square feet in area, in doors shall be sealed in an airtight non-hardening sealant or in a soft elastomer gasket or glazing tape; and

E. The perimeter of door frames shall be sealed airtight to the exterior wall construction as described in Section 3.2 D.

3.4 Roofs.

A. Combined roof and ceiling construction, other than described in this paragraph and in paragraph F, shall have a laboratory sound transmission class rating of at least STC-39; or

B. With an attic or rafter space at least 6" deep, and with a ceiling below, the roof shall consist of 1/2" composition board, plywood or gypsum board sheathing topped by roofing as required; and

C. Open beam roof construction shall follow the energy insulation standard method for batt insulation; and

D. Skylights shall conform to the window standard in Section 3.3.

3.5 Ceilings.

A. Gypsum board or plaster ceilings at least 1/2 inch thick shall be provided where required by paragraph 3.4 B, above. Ceilings shall be substantially airtight with a minimum of penetrations; and

B. Glass fiber, cellulose or mineral wool insulation at least R-38 shall be provided above the ceiling between joists.

3.6 Ventilation.

A. A ventilation system shall be installed that will provide the minimum air circulation and fresh air supply requirements for various uses in occupied rooms without the need to open any windows, doors or other openings to the exterior. The inlet and discharge openings shall be fitted with sheet metal transfer ducts of at least 20 gauge steel, which shall be lined with 1 inch thick coated glass fiber, and shall be at least 5 feet long with one 90 degree bend; and

B. Gravity vent openings in attics shall be as close to code minimum in number and size, as practical; and

C. Bathroom, laundry and similar exhaust ducts connecting the interior space to the outdoors, shall contain at least a 5-foot length of internal sound-absorbing duct lining. Exhaust ducts than 5 feet in length shall be fully lined and shall also meet the provisions of Section 3.2. Each duct shall be provided with a bend in the duct such that there is no direct line-of-sight through the duct from the venting cross-section to the room-opening cross-section. Duct lining shall be coated glass fiber duct liner at least 1 inch thick; and

D. Fireplaces shall be provided with well fitted dampers.

9-05.40 MODIFICATIONS AND APPEALS.

4.1 Modifications and Appeals. For modification and appeals procedures refer to the procedures outlined in Development Standard 1-01.4.7. Emergency situations and other conditions not specifically addressed by this Standard shall be judged on a case-by-case basis by the Building Official, or designated representative, without setting precedent. In addition, for all modifications requested, the Davis-Monthan Air Force Base (DMAFB) will be notified for review of all such requests within the boundaries of the DM AEZ Environs.

FLOODPLAIN, WASH AND ENVIRONMENTAL RESOURCE ZONE (ERZ) STANDARD

9-06.1.0 GENERAL
9-06.2.0 DEVELOPMENT REGULATIONS
9-06.3.0 REVIEW
9-06.4.0 PRA PLAN SUBMITTAL REQUIREMENTS
9-06.5.0 MODIFICATIONS

9-06.0.0 FLOODPLAIN, WASH AND ENVIRONMENTAL RESOURCE ZONE (ERZ) STANDARD.

9-06.1.0 GENERAL.

1.1 Purpose. This Standard has been established for the purpose of informing applicants of the preparation, submittal, and review procedures for development within areas that have environmentally valuable habitat in conformance with Article 1, Division 1, Floodplain and Erosion Hazard Area Regulations, Chapter 26, Tucson Code; Article VIII, Watercourse Amenities, Safety and Habitat (WASH), Chapter 29, Tucson Code; and Section 2.8.6, Environmental Resource Zone (ERZ), Land Use Code (LUC), Chapter 23, all of the Tucson Code; so that proper and adequate information is presented in a consistent manner, thereby providing the basis for an efficient and timely review.

This standard is further to insure that the adopted policies of the Mayor and Council and adopted recommendations of the City's Stormwater Advisory Committee are accurately reflected in the implementation of existing regulations.

The areas subject to regulation under this development standard include the floodplain and floodway fringe areas as defined in Sec. 26-2, and the adjacent banks and associated riparian habitat as provided in Sec. 26-5.2 (3) and (4), which are established as the "**Regulated Areas**". If there is no encroachment within these Regulated Areas, the documentation requirements, development restrictions and mitigation requirements do not apply.

Where the Regulated Areas are based upon maps prepared for the TSMS Phase II Stormwater Master Plan, the Critical and Sensitive Wildlife Habitat Map, or similar maps prepared by Pima County, there is a presumption that riparian habitat that should be preserved has been documented on the property. Any development must therefore comply with this standard to establish the precise location of riparian habitat. It is, however, the actual documentation of the location of the habitat pursuant to this standard that will determine where the development may occur, not the maps.

If there is encroachment into the Regulated Areas, the standard requires that the riparian habitat be identified and delineated as the "**Protected Riparian Area**". This will include the submittal of an Environmental Resource Report that will document (1) the areas that contain riparian and wildlife habitat that is to be preserved and (2) those areas without such habitat. Development is permitted within the Regulated Areas that are outside the Protected Riparian Areas. Development within the Protected Riparian Area is limited as set forth in this standard.

It is the intent of this standard that the Protected Riparian Area incorporate the Critical Riparian Habitat in ERZ watercourses, the Resource Areas in WASH watercourses, and riparian habitat within the undesignated regulatory floodplains so that there is a single process for review with consistent criteria for application.

This Standard does not waive any applicable City regulations or codes.

1.2 Application and Exemptions. This development standard applies in conformance with LUC Sec. 5.3.8 to all applications submitted after November 7, 2006, and accepted by DSD. Exceptions to this applicability include:

A. This Development Standard shall not be applied to single family residential lots with dwellings constructed pursuant to building permits issued before November 7, 2006.

B. This Development Standard shall not be applied in a manner that conflicts with a rezoning or special exception approved by ordinance by the Mayor and Council after November 7, 2001.

C. This Development Standard may be applied to an exempt application at the request of the applicant.

9-06.2.0 DEVELOPMENT REGULATIONS.

2.1 Plan Requirements. The information required as part of a submittal under this development standard will be shown graphically or provided as notes on a plan, as appropriate. The required information is in addition to the plan or plat requirements of the applicable process, such as, but not limited to, a plat, a development plan, a site plan, or a plot plan.

2.2 Regulated Areas Subject to Review

The Regulated Areas are listed below.

A. ERZ Watercourses. The Regulated Area for ERZ watercourses includes the one hundred (100) year floodplain for all watercourses. ERZ watercourses include:

1. Watercourses zoned as ERZ.

2. Watercourses that have been designated for preservation in the Tucson Stormwater Management Study and are delineated as proposed for ERZ designation or as under review for ERZ designation shall be considered as ERZ watercourses.

3. The designated, proposed and under review watercourses are shown on the Hydrologic Data and Wash Information maps on the Tucson Department of Transportation internet web site.

B. WASH Watercourses. The Regulated Area for WASH watercourses includes channel and banks of a watercourse and the area within fifty (50) feet of the top of the

bank, or where there is no defined bank, fifty (50) feet from the 10-year flood boundary. WASH watercourses include:

1. Watercourses designated by name in the Watercourse Amenities, Safety and Habitat regulations in Article VIII of Chapter 29.

2. Watercourses that have been designated for preservation in the Tucson Stormwater Management Study and delineated as proposed for WASH designation or as under review for WASH designation shall be considered as WASH designated watercourses.

3. The designated, proposed and under review watercourses are shown on the Hydrologic Data and Wash Information maps on the Tucson Department of Transportation internet web site.

4. The Regulated Area for watercourses under this Development Standard 9-06.2.2.B.2 and 3 above shall not extend beyond the one hundred year floodplain.

C. Regulatory Floodplain Watercourses. Within floodplains that are not designated as ERZ or WASH watercourses Development Standard 9-06.2.2.A and B above, the Regulated Area is the area within the one hundred (100) year floodplain for watercourses with flows of one hundred (100) cfs or more including, by not limited to, those areas which contain any of the following:

1. Hydroriparian, Mesoriparian, or Xeroriparian Types A, B or C habitats as delineated by Pima County as part of Article X of the Pima County floodplain and Erosion Hazard Ordinance.

2. Hydroriparian, Mesoriparian, or Xeroriparian High or Xeroriparian Intermediate Habitats as delineated in the TSMS Phase II Stormwater Master Plan.

3. Xeroriparian Low Habitats as delineated in the TSMS Phase II Stormwater Master Plan or Type D habitat as delineated by Pima County for connectivity between higher habitat classes, if low-volume, high-value habitats are present, including tabosa swales or similar habitats.

4. Unclassified or undocumented riparian habitat of equivalent value to the above criteria.

2.3 Protected Riparian Area (PRA). The Protected Riparian Area is the area that has riparian habitat that is to be preserved. Except for watercourses designated by ordinance as subject to ERZ and WASH regulations, the Protected Riparian Area shall not exceed the one hundred year floodplain. Protected Riparian Areas include areas that provide habitat structure, wildlife food and shelter, and that also aid in supporting wildlife connectivity, erosion control and help to improve stormwater quality. Riparian habitat may include the vegetative resources, mapped areas and wildlife habitat and corridors listed below where such habitat is riparian in nature and function.

A. Vegetative Resources. Vegetative Resources are groups of three or more individual plants in close proximity to each other representing any of the plant species (and any combination of associated vegetative structure) listed below,

1. Mesoriparian plant species, including Arizona walnut, Fremont cottonwood, Goodding (black) willow, Arizona sycamore, Arizona ash.

2. Over-story vegetation consisting of closely spaced, perennial, woody (e.g., mesquite, foothill palo verde, Mexican palo verde, ironwood, netleaf hackberry), that are generally six feet or more in total height, and where the distance between canopy margins of individuals of the predominant over-story plant species is less than two times the height of the tallest individuals.

3. Understory vegetation consisting of closely spaced, perennial woody plants (e.g., catclaw and whitethorn acacia) that are generally six feet in total height, or less, and where the distance between canopy margins of individuals of the predominant understory plant species is generally less than two times the height of the tallest individuals, excluding nearly pure stands of understory vegetation consisting of the following perennial woody plants: burrow bush, creosote bush, desert broom, or triangle-leaf bursage.

4. Combinations of overstory and understory vegetation that together constitute valuable habitat, and tobasa swales.

B. Mapped Areas shown on the Critical and Sensitive Wildlife Habitat Maps which contain:

1. Major segments of desert riparian habitat extending from public preserves.

2. Major segments of desert riparian habitat not extending directly from a public preserve but containing a high density and diversity of plant and animal species.

3. Deciduous riparian woodlands.

4. Mesquite bosques.

5. Lakes, ponds, or wetlands.

C. Wildlife includes, but is not limited to, the wildlife and areas identified in the public draft or final City of Tucson Habitat Conservation Plan applicable to the Regulated Area.

2.4. Identification of Regulated Areas and Protected Riparian Areas. All tentative plats, development plans, site plans, plot plans or other plans providing for approval of development within property that includes any Regulated Area as defined in Development Standard 9-06.2.2.A shall identify and delineate the Regulated Areas and the Protected Riparian Area on the property and shall comply with this Development Standard. The boundary of the Regulated Area and the Protected Riparian Area should be clearly depicted on applicable submittal documents.

2.5 Development Restrictions. The intent of this Development Standard is to preserve natural and existing drainage and one hundred (100) percent of the habitat areas within the Protected Riparian Areas. To accomplish this, the regulations provide for two (2) options: (1) no encroachment into the Regulated Area or (2) if encroachment is proposed into the Regulated Area, submittal of an Environmental Resource Report in conformance with this section, and, if encroachment is proposed into the Protected Riparian Areas, development in conformance with development restrictions and mitigation requirements in this section.

A. No Encroachment in Regulated Areas. For projects where there will be no encroachment within the Regulated Areas, development is not restricted by this section except as provided herein and except that the Regulated Areas shall be identified on the site plan, plat or development plan in a surveyable manner. This plan, or a separate plan, shall also indicate the proposed location of the temporary fencing which is required to protect the Protected Riparian Areas during construction. The conditions for development with no encroachment are as follows.

1. ERZ watercourses. Applications within the ERZ watercourses described in Development Standard 9-06.2.2.A above that propose a project with no encroachment into the Regulated Area are required to indicate the one hundred (100) year floodplain on the plans submitted through the applicable process, accompanied by a floodplain report verifying the floodplain limits.

2. WASH watercourses. Applications for WASH watercourses as described in Development Standard 9-06.2.2.B above that propose a project with no encroachment into the Regulated Area, are required to indicate the top of bank or 10-year flood boundary and the fifty foot study area beyond those lines on the plans submitted through the applicable process, accompanied by a floodplain report verifying the floodplain limits.

3. Regulatory Floodplain watercourses. Applications within the Regulatory Floodplain watercourses described in Development Standard 9-06.2.2.C above that propose a project with no encroachment into the Regulated Area are required to indicate the one hundred (100) year floodplain on the plans submitted through the applicable process, accompanied by a floodplain report verifying the floodplain limits.

4. Floodplain Restoration. Revegetation, restoration or enhancement under this subsection shall not constitute “encroachment” under applicable codes. A Floodplain Restoration Plan must be prepared and approved in conformance with this subsection in order to undertake floodplain revegetation, restoration or enhancement. For areas within the Regulated Areas that are to remain as open space after development, revegetation and restoration of the open spaces areas is encouraged, but not required, to enhance the riparian resources within the Regulated Area as follows.

a. Voluntary revegetation, restoration or enhancement should create or restore the riparian habitat through the planting of native trees, shrubs, and understory species and the distribution of seed mix native to the site or a comparable reference site to the extent possible. Additional native species may be used in the restoration effort if they are typical of intact riparian habitat in areas similar to the site.

b. Revegetation, restoration or enhancement efforts should include native plant material salvaged from the site or preserved in place.

c. Development and revegetation, restoration or enhancement efforts shall conform to the City's policies regarding water harvesting.

B. Encroachment in Regulated Areas. If the project proposes encroachment within the Regulated Areas, it shall conform to the following.

1. *Environmental Resource Report*. Applicants are required to submit an Environmental Resource Report as defined in Sec. 6.2.5 of the *LUC*. The supporting material for preparation of the Environmental Resource Report is based on information from the Hydrologic Data and Wash Information maps on the Tucson Department of Transportation internet web site: The Critical and Sensitive Wildlife Habitat Map and Report, the Mayor and Council Interim Watercourse Improvement Policy and subsequent adopted policies, the Tucson Stormwater Management Study, the following Basin Management Plans: 1) West Branch, Santa Cruz; 2) Houghton East; 3) Este Wash; and 4) Arroyo Chico. the Tucson Stormwater Management Study, Phase II and field observation. An application may request that an element listed below be waived or that the report address only a specified area where a full report is not applicable to the proposed encroachment. DSD may grant such waivers where the elements or full report are not required by code. The Environmental Resource Report must include:

a. A table of contents, indicating all information by page or map number.

b. The location of the 100-year floodplain on, adjacent to, and a minimum of two hundred (200) feet upstream and downstream of the proposed development.

c. Soil conditions in and adjacent to the watercourse, and the erosion potential.

d. Existing rights-of-way or easement dedication along the wash for a distance of five hundred (500) feet upstream and downstream of the proposed development.

e. The existing and proposed ownership of any drainageway facilities on or adjacent to the site and identification of the persons responsible for the maintenance of such facilities.

f. Previous hydraulic/hydrology studies or maps prepared for the watershed and relevant floodplain studies, delineations, LOMR applications and approvals affecting the project site.

g. Groundwater recharge potential at this location.

h. Sediment transport characteristics along the watercourse centered on this location.

i. Existing and proposed utilities to and across the site.

j. Any other elements that may be characteristic of the watercourses on or adjacent to the site.

k. A map indicating the boundaries of the proposed development and its relationship to any watercourses designated on the Hydrologic Data and Wash Information maps on the Tucson Department of Transportation internet web site.

l. An aerial photograph no more than two (2) years old, with flight date, north arrow, project site boundaries, floodplain delineation, Protected Riparian Area and a scale no smaller than one (1) inch equals two hundred (200) feet. DSD staff may request an aerial photograph with topographic information.

m. Ground level photographs from points identified on submitted plans that document the Protected Riparian Area and any areas within the Protected Riparian Area to be disturbed.

n. Any applicable Basin Management Plan, which recommends that watercourses remain in a natural state, shall be referenced in the Report.

o. A map identifying the type, location and extent of all riparian resources and plant associations, including but not limited to, hydroriparian habitat, mesoriparian habitat, xeroriparian habitat, tobosa grass habitat, mesquite bosques, individual cacti and trees with a caliper of four (4) inches or greater, and all saguaros, regardless of size. The identification of riparian habitat shall cover the entire site and is not limited to the Regulated Areas.

p. Delineation of the proposed Protected Riparian Area and a statement of the total area of the site, the total area of the Protected Riparian Area, the area within the Regulated Area, and the total of any areas proposed to be disturbed within the Protected Riparian Areas.

q. Delineation of the riparian resources and any proposed open space linkages or facilities recommended by parks, recreation, open space, and trails plan, for a distance of five hundred (500) feet or 0.5 times the length of the watercourses on the property, whichever is greater, both upstream and downstream from the property. This shall be based on information that is available from aerial photographs, the Hydrologic Data and Wash Information maps on the Tucson Department of Transportation internet web site and other public sources.

r. A Plant Inventory and aerial photographs of individual woody plants and cacti rooted within the encroachment area. Both living and dead plants and cacti should be inventoried. The Plant Inventory List shall include an identification number, genus and species, and size of all plants having basal trunk diameters greater than 2 inches. All plants inventoried are to be shown on an aerial photograph at a minimum scale of 1” = 60’.

s. A delineation, map and assessment on an aerial photograph of habitat types noted on the Critical and Sensitive Wildlife Habitat Map.

t. A written or mapped assessment of significant densities of wildlife by species.

u. A description of the impact of the encroachment on riparian resources within the property and on the adjacent property as identified in subsection q above.

v. A written statement from the regional office of the Arizona Game and Fish Department regarding any impacts to fish and wildlife.

w. A draft Mitigation Plan in conformance with subsection 3 below if development is proposed within the Protected Riparian Areas.

x. Other landscaping requirements established in Chapter 23 of the Tucson Code.

2. *Development Restrictions.* All development within the Protected Riparian Area shall be reviewed to insure that there is no unnecessary disturbance of the riparian resources. Development that is outside of the Protected Riparian Area but within the Regulated Area is not subject to this subsection. Necessary development shall include only the crossing of riparian habitats with roadways, bikeways, paved walkways and utilities as listed below where there is no viable alternate crossing available and the crossing is necessary for the reasonable development of the property. A written explanation as to why the development is necessary shall be submitted with the appropriate plans. Development that is permitted as necessary is subject to the following conditions:

a. Roadway, bike path, and paved walkway improvements and utility encroachments will cross the riparian habitat areas, not to run parallel to the Protected Riparian Areas;

b. Encroachments that cross the Protected Riparian Area shall be located and constructed to minimize disturbance of the habitat and wildlife movement;

c. All utilities in Protected Riparian Area areas will be located underground; utilities will be placed either in proposed or existing public right of way along roadway, bike path, or paved walkway improvements or within approved easements.

d. Any roadway, bike path, or paved walkway improvement must be constructed in such a manner as to provide means for safe and accessible passage for wildlife.

e. Concrete, rock veneer and soil cement bank treatment for the culvert and associated drainage may be permitted within the public right of way upon approval of the City Manager.

f. For WASH watercourses, concrete, rock veneer and soil cement bank treatment for the culvert that is outside of the proposed or existing public right of way shall be permitted only with the approval of the Mayor and Council. For all other watercourses, concrete, rock veneer and soil cement should not be used where there is any practicable alternative.

g. Where a roadway, paved walkway, or bike path improvement or utility encroachment occurs within the Protected Riparian Area, mitigation in conformance with subsection section 3 below shall be provided.

h. Temporary Fencing Required. No grubbing, grading, or construction will occur on a project site which includes areas designated as Protected Riparian Area to be retained in a natural state until those designated areas are temporarily fenced. The temporary fencing shall remain in place during all phases of construction that could affect the Protected Riparian Area.

3. *Mitigation Plan.* Where any development, except planting solely for revegetation, restoration or enhancement with an approved Floodplain Restoration Plan, encroaches within the Protected Riparian Areas, mitigation will be required. A mitigation report shall be submitted with the Environmental Resource Report demonstrating that the proposed mitigation is in conformance with this subsection and applicable codes.

   a. Mitigation Plans shall address the following:

      1. Revegetation should recreate the lost functions and values of the riparian habitat through the planting of native trees, shrubs, understory plants and seed mix native to the site which will result in comparable habitat that is equal to the predisturbance habitat in area, plant density, diversity, and volume on the net site. Revegetation should be conducted over a sufficient area to accomplish the following mitigation ratios while accomplishing the specified plant density, diversity and volume of the impacted area:

         i. Trees with basal trunk diameters ranging from 2 to 4 inches and shrubs should be replaced at a 2:1 ratio.

         ii. Trees with basal trunk diameters larger than 4 inches should be replaced at a 3:1 ratio.

         iii. Cacti, except cholla or prickly pear, should be replaced at a 2:1 ratio.

         iv. Cottonwood, willow, walnut, sycamore, arizona ash, ironwood and canyon hackberry (*Celtis reticulata*) should not be removed. If removal is unavoidable and no other practicable alternative exists, then these plants shall be replaced by large, boxed trees at a 3:1 ratio and provided with at least three years of supplemental irrigation and care to ensure healthy establishment. Replacement trees shall be in 36-inch boxes and shall be at least 8 to 10 feet tall and at least 2.5 inches in diameter, measured three feet above the ground.

      2. Mitigation can be designed to provide native riparian habitat that is appropriate for the location and soil conditions, even where that may be enhanced beyond the predisturbance habitat in terms of native habitat area, plant density, diversity and volume on the net site.

      3. Revegetation should include native plant material salvaged from the site.

4. Development and revegetation shall conform to the City's policies regarding water harvesting.

b. Mitigation Plans shall include:

1. A development plan/site plan, including landscape plans, indicating proposed development; floodplain encroachment locations; location of mitigation areas; techniques used for mitigating impacts to, or preservation of, natural areas; specifications for restoration and revegetation of disturbed areas; and general compliance with the applicable standards.

2. Landscape plans that document compliance with the mitigation plan requirements. A summary of mitigation and preservation requirements shall be included on the plans.

3. A description of the maintenance program that provides for revegetated/restored or enhanced areas. The program shall include irrigation to establish native plants, provide for regular inspection, removal of invasive species, and native plant replacement as necessary to successfully establish the mitigation habitat. All mitigation plantings and related improvements shall be maintained for at least three years following installation.

2.6 Ownership of PRA. Ownership of the Protected Riparian Area shall be provided in one or more of the methods set forth below to insure continued preservation of the area. Forms of ownership of Protected Riparian Areas include:

A. Protected Riparian Area Areas for proposed subdivisions may be either publicly owned, owned by a common association, or owned by a non-profit association which provides for conservation management.

B. Privately owned individual residential lots of 24,000 square feet or less may include Protected Riparian Area where (i) there is a conservation easement prohibiting private development within the Protected Riparian Areas, (ii) no more than ten percent (10%) of the total area of the Protected Riparian Area is included within individual private lots and (iii) no walls or fences are constructed within the Protected Riparian Areas. The common ownership and the location of any portion of the Protected Riparian Area within individual lots and applicable legal restrictions shall be included in a note on the final plat or development plan.

C. Privately owned individual residential lots that are greater than 24,000 square feet may include Protected Riparian Area where (i) the Protected Riparian Area is delineated on the plat providing a surveyed description of the location within each lot, and (ii) there is a note on the plat requiring that each purchaser of a lot shall sign a disclosure form acknowledging the prohibition upon development in the Protected Riparian Area and (iii) no walls or fences are constructed within the Protected Riparian Areas.

D. Where the Protected Riparian Area is on property that remains under the ownership of a single person or entity following the development, the Protected Riparian Area

shall be protected through a conservation or public easement or other legal restriction upon further development.

2.7 Compliance with other Code Provisions. All development within Regulated Areas must comply with all other applicable code provisions, including obtaining floodplain use permits where necessary. Washes zoned as ERZ washes or named in the WASH regulations must also be reviewed in conformance with the DSD Full Notice Procedure, Sections 23A-50 and 51.

9-06.3.0 REVIEW. Review of submitted material will be by the Community Design Review Committee (CDRC) and the appropriate review sections within Development Services Department (DSD).

3.1 Staff review. Approval of plans in compliance with these requirements is the responsibility of the DSD Director. Approval of the floodplain report is the responsibility of the Engineering Section at DSD. Applications for property that is subject to adopted ERZ or WASH designations is required to be reviewed through the DSD Full Notice Procedure, Chapter 23A-50 and 51. Projects not subject to the DSD Full Notice Procedure, Chapter 23A-50 and 51 will be reviewed in concert with the timetable of the applicable process, such as, but not limited to, a plat, a development plan, a site plan, or a plot plan.

3.2 Stormwater Advisory Committee (SAC) Review. Development which encroaches within the Protected Riparian Areas, except for development limited to revegetation or restoration in accordance with an approved Floodplain Restoration Plan, shall be reviewed by the Stormwater Advisory Committee (SAC) as follows:

A. All watercourses subject to adopted ERZ or WASH regulations shall be reviewed by SAC as part of the DSD Full Notice Procedure, Section 23A-51.

B. All watercourses designated to be treated consistent with the ERZ or WASH regulations under this development standard and Regulatory Floodplain watercourses may be reviewed by SAC upon either the request of the applicant or upon the determination by the DSD Director that such review is appropriate.

C. Review by SAC shall focus upon whether the application correctly defines, delineates and describes the Protected Riparian Area and complies with Development Standard 9-06.2.5.B.2 and 3.

9-06.4.0 PRA PLAN SUBMITTAL REQUIREMENTS.

4.1 Application. Applications for review of projects affected by this Development Standard shall be submitted to the CDRC Section at DSD. Review staff will evaluate submitted information for completeness and shall accept or reject the application within five (5) days of the date of submittal. The applicant will be notified if the application is found to be incomplete.

4.2 Submittal Requirements. Copies of all required plans, documents, and reports are to be submitted to the CDRC staff at DSD, who will coordinate the hydrologic and resource reviews with the appropriate staff. Plans are to be folded to an 8½" x 11" size.

9-06.5.0 MODIFICATIONS.

5.1 A minor encroachment modification may be requested for necessary development in addition to the roadway, bike path, paved trail and utility improvements as provided in Development Standard 9-06.2.5.B.2 above. A minor encroachment under this subsection shall be approved if the loss of riparian resources does not impair the function of the habitat and the mitigation provides riparian resources of greater value if the request is granted. A modification under this subsection shall not exceed five percent (5%) of the total area of the Protected Riparian Area on the site. The mitigation shall be provided on a three to one ratio of new habitat for disturbed habitat. The mitigation shall be within the Protected Riparian Area or an area that directly connects with the Protected Riparian Areas. The mitigation shall be integrated with, and function as a part of, the Protected Riparian Areas. The requirements for the Environmental Resource Report may be modified by DSD staff as may be appropriate to document a minor encroachment under this subsection.

5.2 Requests for modifications to this Development Standard 9-06 shall be in accordance with Development Standard 1-01.4.7. The applicant for any such request shall provide notice of the request in accordance with Sec. 23A-50(4) at least fifteen (15) days before submitting the request. The notice required by this subsection may be concurrent with the notice required by Chapter 23A.

5.3 Either the applicant or the DSD Director can refer a request for a DSMR to this standard to the Stormwater Advisory Committee or the Stormwater Technical Advisory Committee for recommendation on ambiguous or disputed issues to the DSD Director.

5.4 The Mayor and Council shall be notified of the final, non-appealable approval of any such request prior to or at the next regularly scheduled Mayor and Council meeting following the approval.

9-07.0.0 RESERVED

HISTORIC PRESERVATION ZONE DEVELOPMENT STANDARDS

9-08.1.0 GENERAL
9-08.2.0 REVIEW PROCESSES AND PROCEDURES
9-08.3.0 DEVELOPMENT CRITERIA
9-08.4.0 SUPPLEMENTAL REVIEW CRITERIA
9-08.5.0 SIGNS
9-08.6.0 PARKING
9-08.7.0 SPECIFIC HISTORIC DISTRICT GUIDELINES
9-08.8.0 HISTORIC DISTRICTS, SITES, AND STRUCTURES

9-08.0.0 HISTORIC PRESERVATION ZONE DEVELOPMENT STANDARDS.

9-08.1.0 GENERAL.

1.1 Purpose. This Standard has been established for the purpose of informing applicants of preparation, submittal, and review requirements for projects within the Historic Preservation Zone (HPZ). An owner of property within the HPZ has an opportunity to work with district advisory boards, comprised of district residents and design professionals, the Tucson-Pima County Historical Commission, and Planning staff to assure that the proposed development protects both historic resources and property values.

The review procedures and development criteria summarized in this Development Standard should assist the applicant in meeting these twin goals successfully and expeditiously. The Standard lists general development criteria applicable within all City designated historic districts, along with specific district guidelines that apply within a particular district. Illustrations are included to clarify particular design concepts and further aid the applicant in meeting HPZ review requirements.

The applicant should refer to the list of Historic Landmarks and Contributing and Noncontributing Properties within each historic district, published as Development Standard 9-08.8.0 (Structures List) and available in the Planning Department. This list identifies and categorizes all structures within historic districts. The applicant's first step in the review process is to locate the subject property on the list and carefully read those sections of this Development Standard that apply to that category of property. In the case of new construction on vacant land, the applicant should review the structures list to identify Contributing Properties within the subject property's development zone. Other recommended early steps in the process include a preapplication meeting with Planning staff and preliminary discussions with the appropriate advisory board.

This Standard does not waive any applicable City regulations or codes. Plans approved through the HPZ process must also meet applicable zoning and building code requirements.

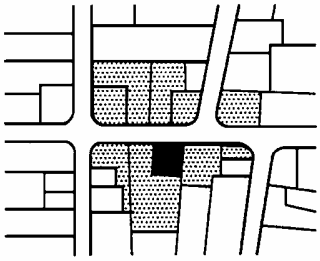
1.2 Applicability. This Standard applies to all development and improvements within the Historic Preservation Zone which is an overlay zone identified with the prefix "H" on City of Tucson Zoning Maps, with the exception of the San Xavier Environs Historic District within which specific development regulations apply as listed in Sec. 2.8.8.13 of the Tucson *Land Use Code* (*LUC*).

1.3 Definitions. Definitions for words and terms used in this Standard are found in the Development Standards Glossary and in Sec. 6.2.0 of the *LUC*. Selected terms relating to design elements and criteria are further defined and clarified graphically within this Development Standard. Five terms are particularly important for the applicant to understand because they refer to different structure categories. Again, the applicant needs to refer to Development Standard 9-08.8.0 (Structures List) in order to follow the correct review procedure.

Structures are listed in categories from most valuable (Historic Landmark) to of no value (Intrusion). Between these categories are several levels of historic significance. Most properties in historic districts are listed as Contributing Properties, which may be either historic or nonhistoric compatible properties. Noncontributing Properties may be: (1) a historic property that has been architecturally compromised; for example, a 1920s house that has been renovated using inappropriate materials; (2) a nonhistoric incompatible structure; for example, a recently built structure that does not fit the character of historic structures in the district; or (3) an Intrusion. Intrusions detract from the district's historic significance in the most direct and obvious way, either because historical architectural integrity has been irretrievably lost or because the property is nonhistoric and built without regard to the design context of the district.

The term *development zone* means a certain designated area adjacent to the lot to be developed. For the purposes of HPZ development review, public and institutional structures within the development zone shall not be considered part of the development zone when evaluating proposed development on an adjacent property. The development zone is determined as follows:

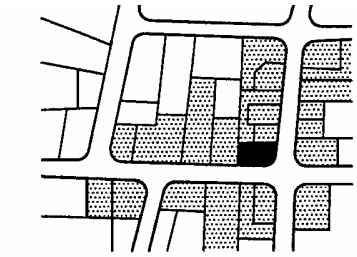
(1) Where the subject lot is an interior lot, the development zone includes that lot, all lots on either side of that lot and fronting on the same street in the same block, and all those lots on the opposite side of that street, except such portions of the development zone which fall outside the boundary of the historic district.



DEVELOPMENT ZONE FOR AN INTERIOR LOT

1.3 Definitions. (Cont'd)

(2) Where the subject lot is a corner lot, the development zone includes that lot, the corner lot diagonally opposite that lot, all lots fronting on the same two (2) streets in the same block, and all lots on the opposite sides of those streets, except such portions of the development zone which fall outside the boundary of the historic district.



(3) Where the subject lot is located adjacent to a historic zone boundary, the development zone includes that lot, all lots located within the same block, and those lots facing the same street as the subject lot within one block in either direction, except such portions of the zone which fall outside the boundary of the historic district.

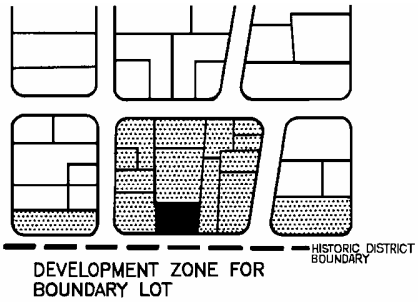


Figure 1: Development Zones

9-08.2.0 REVIEW PROCESSES AND PROCEDURES.

2.1 Purpose and Nature of the Review. All development and improvements that affect the exterior of structures within the HPZ, even those that do not require building permits, are subject to review as specified in the *LUC*. The various review processes are intended to preserve the archaeological, historical, architectural, and landscape architectural characteristics of existing sites, structures, and districts in order to preserve property values and enhance the character of Tucson's historic neighborhoods.

Depending on the nature of the project, historic review may involve separate reviews by the local advisory board, the Tucson-Pima County Historical Commission, and City staff, with final action by the Planning Director or Mayor and Council. Applications for HPZ review, also referred to in the *LUC* as the "full review process," are reviewed by the appropriate historic district advisory board and the Historical Commission Plans Review Subcommittee. Recommendations from these review bodies are forwarded to the Planning Director who makes the decision to approve, approve with conditions, or deny the application. Any subsequent changes to approved plans, based on construction or restoration work in the field, will require further review.

Applications subject to "minor review" are processed by staff after consultation with representatives of the appropriate advisory board and the Historical Commission.

Except for emergency demolition, applications for demolition of structures in historic districts are reviewed according to the classification of the structure as found in Development Standard 9-08.8.0. Demolition of structures deemed to be Intrusions are subject to minor review procedures, whereas demolition of Noncontributing or nonhistoric Contributing Properties are reviewed as part of the full review process. Requests to demolish a Historic Landmark or historic Contributing Property require a separate review process described in Sec. 9-08.2.5 of this Standard.

Historic review focuses on the exterior appearance of sites and structures rather than on interior layout, design, or furnishings. This may mean changes to the front facade as seen from the street or changes to side or rear elevations visible from streets or alleys.

Landscape design and plant materials may be evaluated as part of a required HPZ review. Generally, this review focuses on the role of landscaping in preserving and enhancing street character within the district. Because the form, size, and condition of plants are subject to change, landscape elements in the site plan are not viewed as permanent screening by review boards. For example, an existing oleander hedge will not serve as a satisfactory screen for an alteration that is architecturally incompatible since the hedge may die and the alteration would then be clearly visible from the public right-of-way and/or adjacent property. The need to screen site improvements will be avoided if additions are simple and appropriate to the existing structure and surrounding structures.

2.1 Purpose and Nature of the Review. (Cont'd)

The emphasis on visual character is consistent with the overall purpose of the HPZ ordinance, which stresses retention of the appearance, setting, and placement of structures in order to preserve property and heritage values within historic districts. Although interior spaces are not generally reviewed by the advisory boards and Commission, any alteration to the interior of a publicly (i.e., Federal, State, or City) owned Historic Landmark is subject to review. Applicants should refer to the Secretary of the Interior's Standards for Rehabilitation, available from the Planning Department, when tax certification for rehabilitation work is contemplated.

The requirements, application procedures, and review schedules for each of these processes are summarized and illustrated below in Sec. 9-08.2.2, Sec. 9-08.2.3, Sec. 9-08.2.4, and Sec. 9-08.2.5. Regardless of the review process, the applicant is encouraged to contact the appropriate advisory board for preliminary discussion prior to submittal of a formal application and site or building plans.

2.2 Historic Preservation Zone Review (Full HPZ Review). Full HPZ review is required for most improvements and all new construction within historic districts. Generally, the process begins with a preapplication conference with Planning staff. The applicant should refer to the *LUC*, Sec. 5.4.3.10, Type X Administrative Procedure, and consult with Planning staff to verify submittal requirements. Once the application is verified as complete and accepted for processing, it is forwarded by staff for review to the appropriate historic district advisory board, the Tucson-Pima County Historical Commission Plans Review Subcommittee, and City staff for Zoning Code and Building Code review.

The advisory board sends its recommendation to the Historical Commission and the Planning Director. The Historical Commission forwards its recommendation to the Planning Director and advisory board. Based on these recommendations and concurrent Code compliance review, the Planning Director approves, approves with conditions, or denies the application. If approved, after a fourteen (14) day appeal period, the applicant may obtain building, grading, and/or sign permits from the Development Services Department (DSD). ***Figure 2: Full HPZ Review Process*** summarizes the steps in the process and the time frame.

2.3 Minor Review. Developments or improvements within historic districts that qualify for the minor review process include: (1) minor or necessary repairs to a structure costing less than $1,500 (excluding replacement cost of appliances or mechanical equipment) and using identical or historically accurate replacement materials; (2) emergency repairs using identical or historically accurate replacement materials; (3) a change in sign copy only, not overall appearance, color, or lettering style; and (4) an alteration that does not require a permit but which affects the exterior appearance of an existing structure, including fences and walls. Staff consults with the appropriate advisory board and the Commission in deciding whether a project qualifies for the minor review procedure. Projects that do not meet minor review criteria must be processed as full HPZ cases.

2.3 Minor Review. (Cont'd)

Applications for minor review are processed on a fast track, in accordance with provisions of the *LUC*, Sec. 5.4.3.11, Type XI Administrative Procedure. ***Figure 3: Minor Review Process*** summarizes the steps in the process and the time frame.

2.4 Resident Artisan Applications. Retail sales by resident artists may be permitted within the HPZ in accordance with criteria listed in Sec. 2.8.8.4.B of the *LUC*. Generally, these criteria limit the resident artisan use and scale of sales to arts and crafts activities that are compatible with the character of the historic district.

Applications for resident artisan uses are reviewed by the applicable historic district advisory board and approved or denied by the Planning Director.

2.5 Demolition Review.

Emergency Demolition. If the structure has been determined by the City's Chief Building Official to be an imminent hazard to public safety and repairs would be impractical, emergency demolition procedures will be in accordance with the requirements for such sites and structures in Chapter 6 of the Tucson Code. Refer to Development Standard 4-01.0 for information on these procedures.

Intrusions. Demolition of structures that qualify as Intrusions are processed as part of a Minor Review in accordance with Sec. 5.4.3.11, Type XI Administrative Procedure, *LUC*. The purpose of this review is to determine that the building or structure is in fact an Intrusion.

Noncontributing and Nonhistoric Contributing Properties. Applications for demolition of Noncontributing or nonhistoric Contributing Properties are reviewed as part of the full review process, in accordance with the procedures and time frame illustrated in ***Figure 2: Full HPZ Review Process.***

Historic Contributing Properties or Historic Landmarks. Requests to demolish historic Contributing Properties or Historic Landmarks require a separate, in-depth review process described in detail in Sec. 5.4.2.9, Type IX Legislative Procedure, of the *LUC*. The decision in demolition of historic Contributing Properties and Historic Landmarks rests with the Mayor and Council. To approve a demolition application, Mayor and Council must find that the property owner will suffer an unreasonable economic hardship if the demolition permit is not approved.

2.5 Demolition Review. (Cont'd)

This review process can be summarized as follows: the property owner submits an application for a demolition permit and supplemental property information to demonstrate unreasonable economic hardship. Once the application is verified as complete and accepted for processing, staff forwards the application for review to the appropriate historic district advisory board and to the Tucson-Pima County Historical Commission Plans Review Subcommittee. The advisory board may make a recommendation to the Historical Commission and the Planning Director. The Historical Commission forwards its recommendation to the Planning Director and advisory board. The recommendations of the Planning Director, the Historical Commission, and the appropriate advisory board are forwarded to the Mayor and Council for consideration.

In order to allow time for the property owner and City officials to investigate an alternative to demolition prior to formal consideration by the Mayor and Council, the application is not scheduled for Mayor and Council public hearing until ninety (90) days have elapsed from the date the application was accepted.

The flow chart shown in ***Figure 4: Demolition Review for Historic Contributing Properties and Historic Landmarks*** summarizes the major steps in this process and the time frame.

Figure 2: Full HPZ Review Process

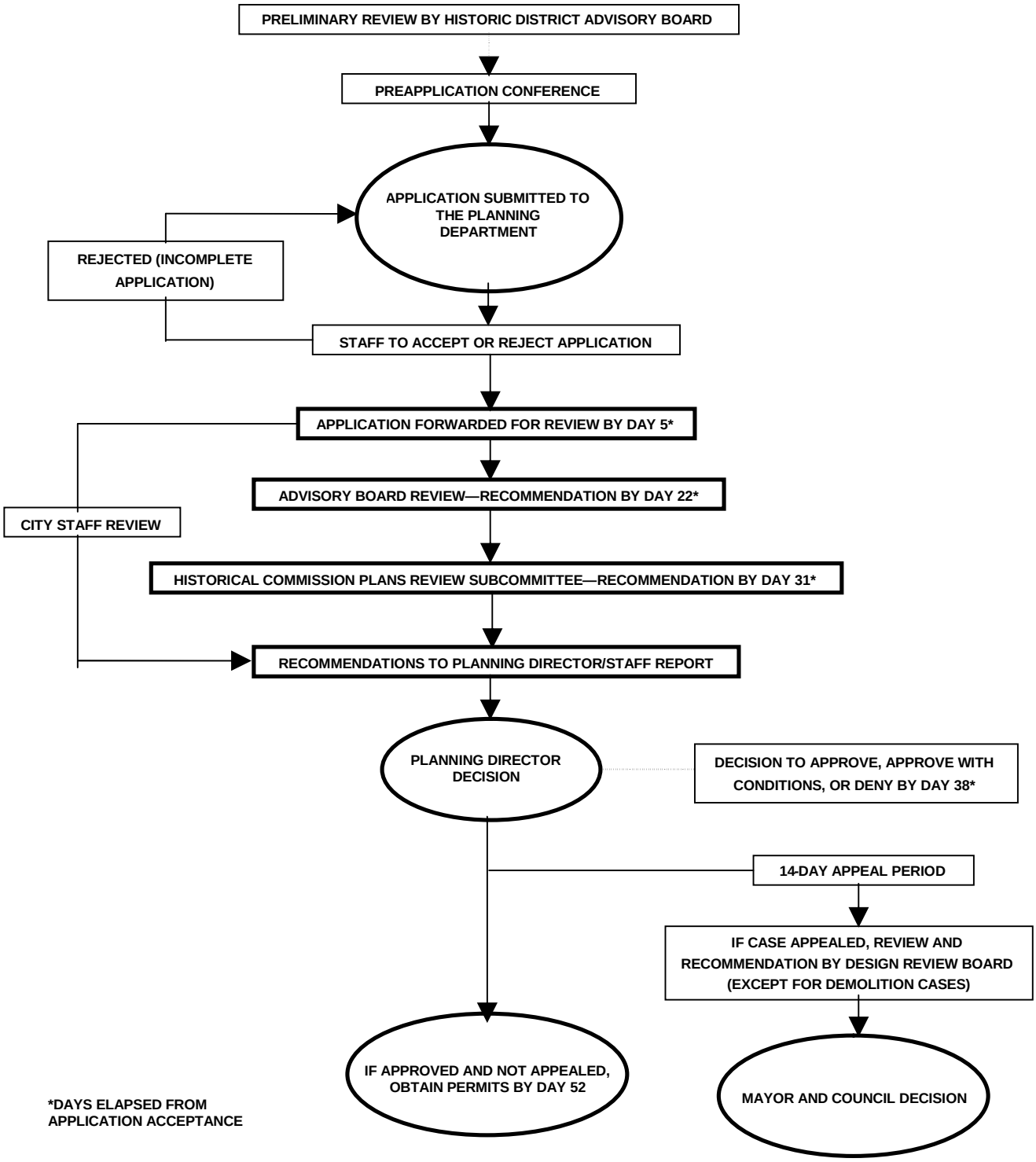


Figure 3: Minor Review Process

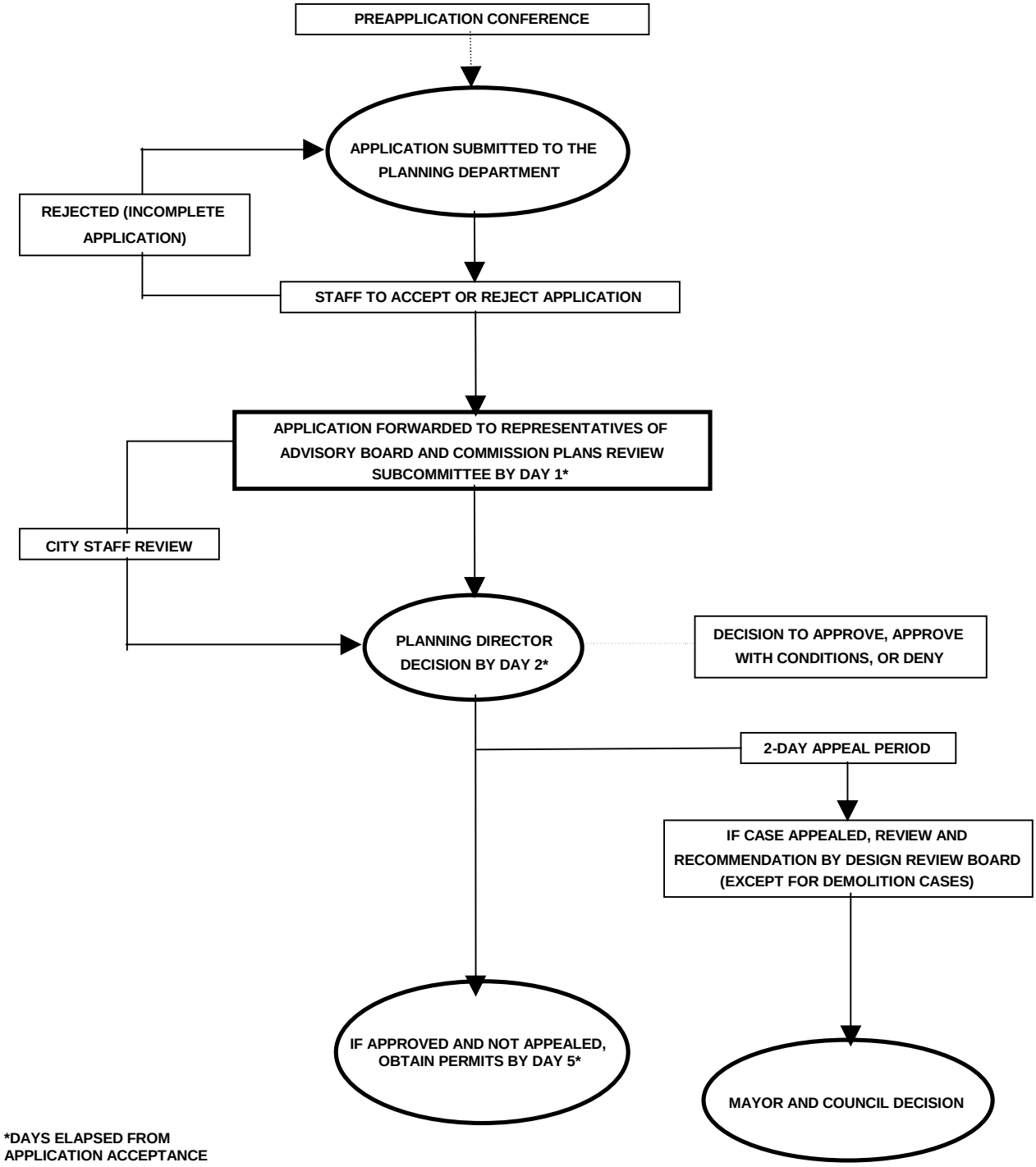
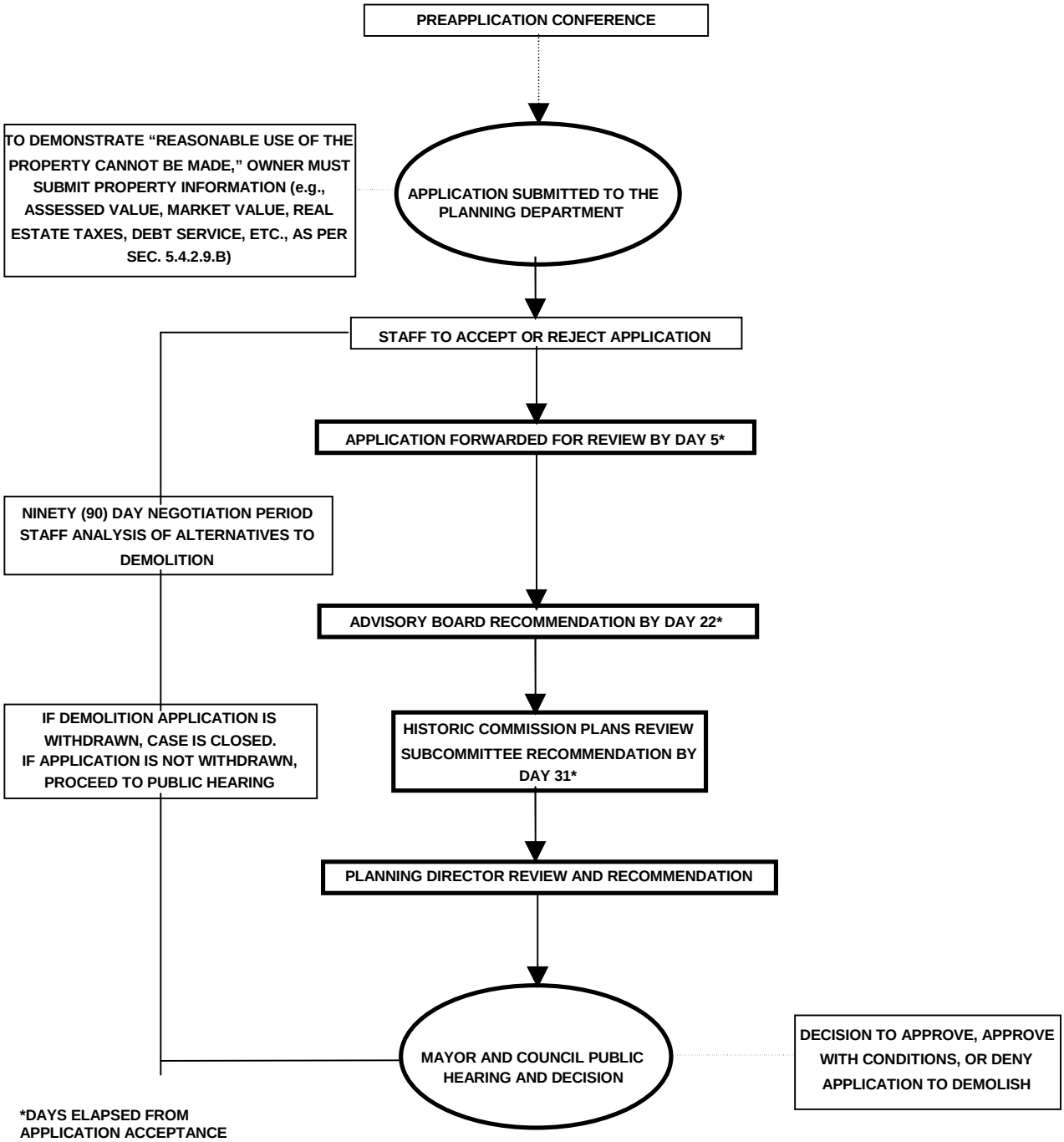


Figure 4: Demolition Review for Historic Contributing Properties and Historic Landmarks



9-08.3.0 DEVELOPMENT CRITERIA.

3.1 General. The character of a historic district depends to a great extent on the integrity of its buildings and streetscape. Development patterns, design relationships, landscape design, and architectural styles and details together create the historic fabric of these districts.

Key development criteria relating to height, setbacks, proportion, roof types, surface texture, site utilization, projections and recessions, details, building form, and rhythm have been identified to guide future development within the HPZ. Proposed improvements will be reviewed for compliance with these criteria to ensure that projects in historic districts preserve the historical and architectural character of the neighborhood. Although new construction does not require a specific architectural style, it must be compatible with the overall design context of the neighborhood and street.

According to the HPZ ordinance, there are different standards for different types of historic resources. Generally, alterations to a Historic Landmark must conform to the intrinsic and unique character of the building or structure itself. Changes to a Contributing Property must reflect the architectural style and character of the existing structure. Alterations to a Noncontributing Property and new construction must be compatible with Contributing Properties located within its development zone. The design context within the development zone is particularly important as a guide for streetscape improvements, siting and setbacks, and building massing. Changes to architectural detailing on a structure are evaluated based on comparisons within the development zone of similar structures; that is, principal structures are compared with other principal structures that reflect a similar historical period and style. In this way, alterations to structures will be true to the style of the structure or, in the case of new construction, to a characteristic historical style and period within the development zone. An applicant needs to follow the appropriate standard, based on the type of property and proposed change. Again, consultation with Planning staff and the appropriate advisory board will help clarify and illustrate the issue of compatibility based on the specifics of the proposed project.

This section of the Development Standard is provided as an illustrated checklist to explain, in a general way, Code requirements for historic resources found within the HPZ. Figures are stylized representations, schematic in nature, and are not intended to represent or dictate a particular architectural style. The applicant is advised to consult with staff early in the process and to refer to relevant sections of the *LUC* for further guidance.

3.2 Height. Height, as used in the HPZ, means the vertical distance measured between the highest part of a structure and the finished grade at the midpoint of the front facade of the principal structure, excluding chimneys, mechanical equipment, church spires, belfries, towers, and other miscellaneous additions and exceptions as provided in the Code.

As shown in ***Figure 5: Height Compatibility***, compatibility of building heights is addressed by comparing principal structure proposed heights, in both new construction and alterations, with existing principal structure heights within the development zone. Proposed accessory structure heights are compared with existing accessory structure heights.

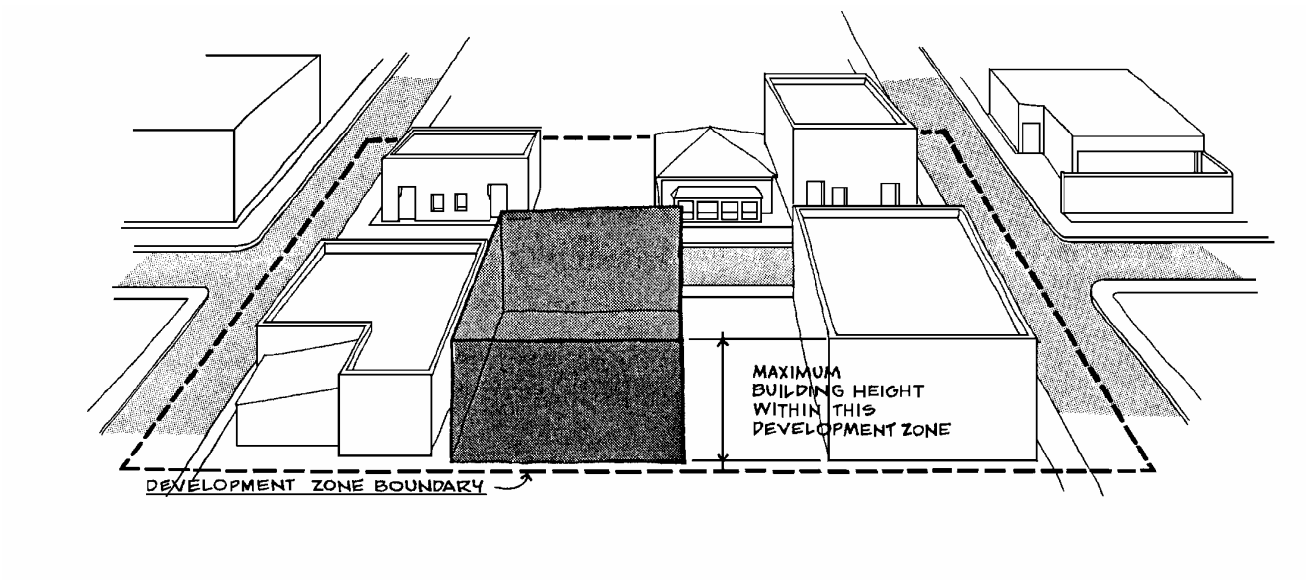


Figure 5: Height Compatibility

The key to building height compatibility lies in comparing similar types and styles of structures. A new Territorial style house should not be built to the height of its Victorian neighbor. The sense of mass, volume, and scale of the Territorial structure is quite different from that created by a hipped roof bungalow or more steeply pitched Victorian. A Territorial house built up to the allowable height of a pitched roof Victorian would look massive and out of scale.

3.3 Setbacks. Prevailing setback, as used in the HPZ, means the most frequently occurring distances between structures and street and interior property lines in a development zone. Maintaining the prevailing setback will protect the historic and visual character of the street. The figures which follow give several examples of prevailing setbacks in the Tucson metropolitan area.

As shown in ***Figure 6***, row houses on this block of El Presidio Historic District are built in the Spanish-Mexican vernacular tradition with no side or front setbacks. Their front facades are all located on their front property lines. The effect of this zero lot line could be achieved without actually locating the building on the property line.

Figure 6: Sonoran Row Houses

In specific cases where there is no front building setback, a high wall, a fence, or a dense hedge may be located on the property line to allow the building itself to be set farther back. This design solution would reinforce the continuous and cohesive sense of enclosure along the street while providing for the unique needs of the property owner, e.g., the need for an enclosed outdoor space for children's play or an interior courtyard as an entry or seating area.

Qualifying as a prevailing zero lot line property does not eliminate other Code requirements, such as fire walls and on-site drainage.

3.3 Setbacks. (Cont'd)

Figure 7: Comparison of Prevailing Setbacks shows the contrast in front and side setbacks between blocks in the Barrio Historico (South Convent Street) and West University (East Fourth Street) Historic Districts. The block schematic in Barrio Historico represents row houses with generally no side or front setbacks. The plan view of the West University block shows regular front and side setbacks. In these examples, it is very clear how prevailing setback is to be interpreted.

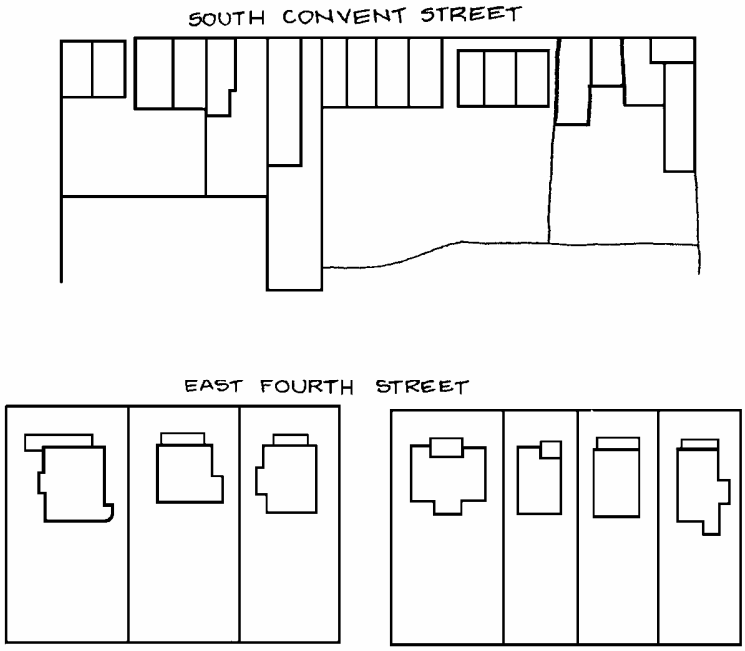


Figure 7: Comparison of Prevailing Setbacks

3.3 Setbacks. (Cont'd)

However, in the area represented in ***Figure 8,*** the setbacks from interior property lines do not follow a regular pattern. In this example from the Fort Lowell Historic District, low-density development has been incremental and informal and has resulted in the preservation of valuable native vegetation. In this case, determining the prevailing setbacks entails an evaluation of both the character of site design in the entire development zone and close scrutiny of setbacks of adjacent properties.

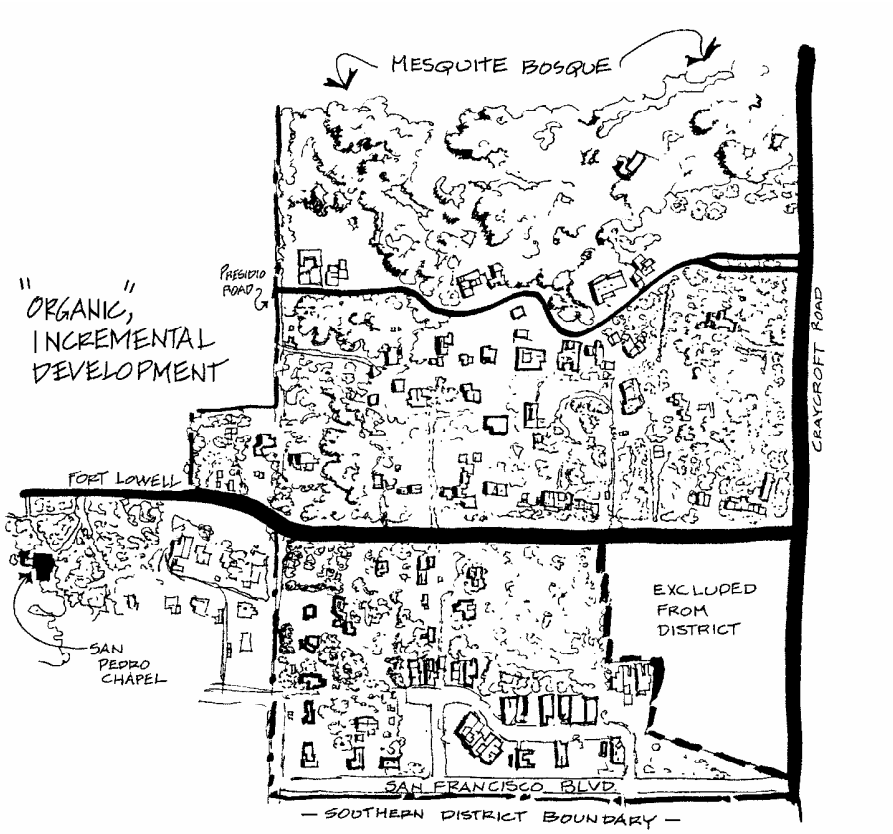


Figure 8: Irregular Setbacks, Fort Lowell Historic District

3.3 Setbacks. (Cont'd)

Figure 9: Anglo-American Site Design shows the front setbacks and streetscape typical within the West University and Armory Park neighborhoods. In these districts, the uniform setback from the street reflects site planning practices common in the East and Midwest. Subdivisions built after the arrival of the Southern Pacific Railroad typically use imported design practices and construction materials. The uniform front setback is a primary factor in giving the street its character. The goal in both new construction and renovation is to maintain the prevailing front yards characteristic of the neighborhood.

Figure 9: Anglo-American Site Design

3.3 Setbacks. (Cont'd)

The effect of disrupting the prevailing front setback is shown in the schematic in ***Figure 10***. In this example, the effect of discontinuity of the streetscape would be the same whether the offending structure is a room addition, a carport, or a screen or security wall built on the front property line. In each of these instances, the prevailing setback would be compromised.

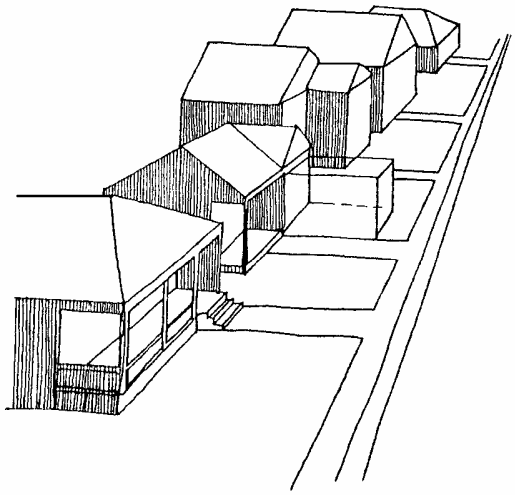


Figure 10: Incompatible Front Setback

3.4 Proportion. Proportion, as used in the HPZ, means the relationship between the width and height of a building's front facade, windows, and doors. Maintaining similar building proportions preserves the sense of visual continuity of the street and neighborhood.

3.4 Proportion. (Cont'd)

The buildings shown in ***Figure 11*** illustrate horizontal massing. They are about twice as wide as they are high--a proportion of 2 to 1. This proportion holds true for many of the buildings in the El Presidio and Barrio Historico areas built in the Sonoran vernacular tradition. These buildings generally have horizontal massing with width predominating over height. When most of the buildings in a development zone have similar proportions, whatever they may be, construction of a new building with very different proportions would be destructive of the character of the zone.

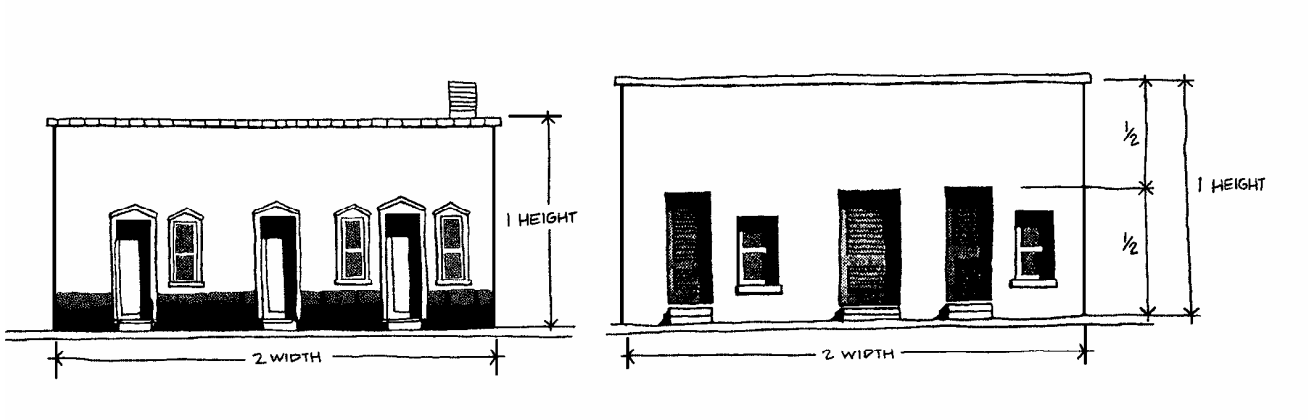


Figure 11: Horizontal Massing

Figure 12 shows a series of buildings that generally have the same proportions, with a 2 to 1 width-to-height ratio. The second building from the right, with a 3 to 4 width-to-height ratio, represents a new structure which does not relate well to the others because of its markedly different proportions.

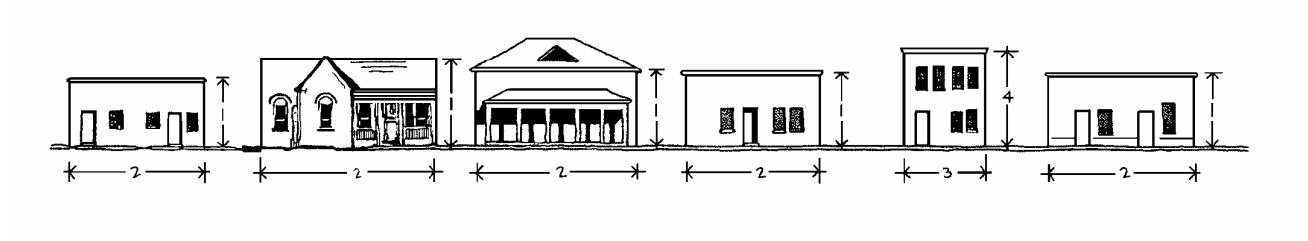


Figure 12: Proportion in Series

3.5 Roof Types. The relationship of a new or altered building to the historic buildings in the development zone will be strengthened by repeating a roof type that is prevalent within the zone. If the predominant roof styles are hipped or gable, typical of California bungalow or Victorian styles, it would be disruptive to introduce a new house with a flat roof characteristic of the Sonoran Territorial style. This discontinuity of rooflines would likely also result in conflicts in height, mass, and materials between established residences and the intruder. ***Figure 13*** provides examples of common roof types from different historic districts in Tucson.

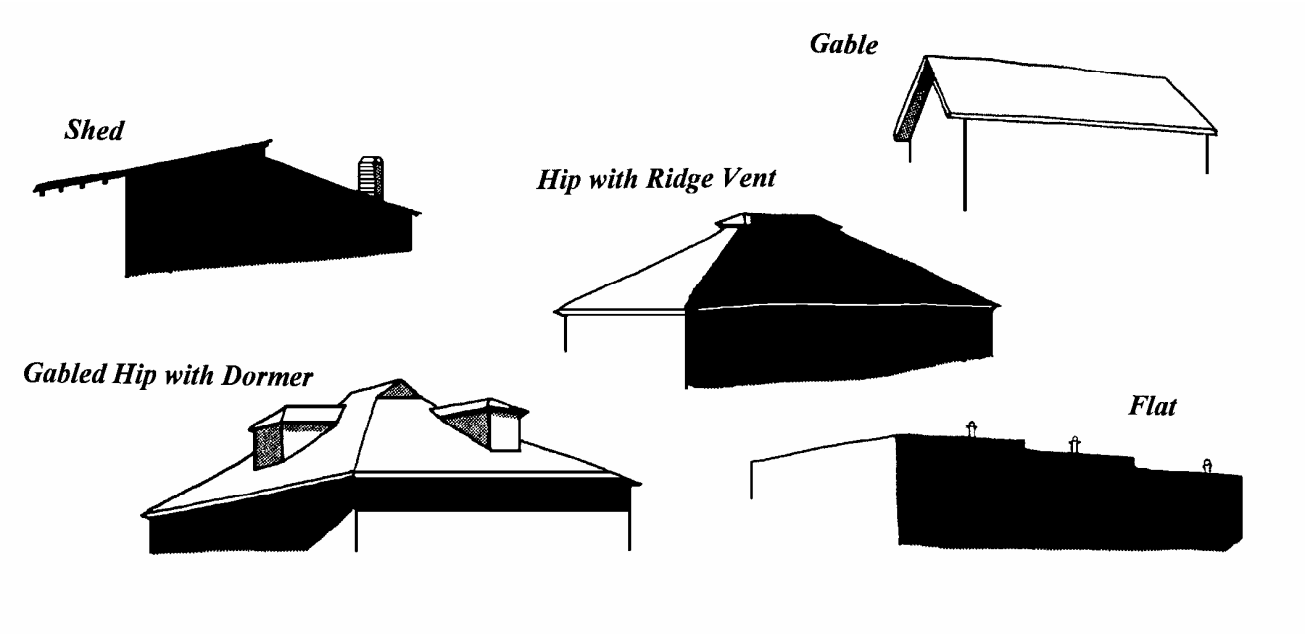


Figure 13: Common Roof Types in Tucson's Historic Districts

Although solar and other energy collecting and conserving techniques are encouraged, solar panels and equipment should be architecturally integrated and screened from the street right-of-way. For hipped and gabled roofs, panels should be flat against the roof and painted to match the roofing materials as closely as possible. Active units appropriate for flat roofs should be hidden by parapet walls.

Other architectural features and mechanical equipment atypical of the historical period or style, such as skylights, coolers, heating units, and satellite dishes, are scrutinized very carefully by historic district advisory boards and the Commission Plans Review Subcommittee. The following guidelines are recommended for the type, placement, and screening of these features.

3.5 Roof Types. (Cont'd)

- Skylights should be flat, non-bubble type installations that are not visible from the street.

- Mechanical devices such as coolers and heating units should be hidden whenever possible, e.g., ground placement on the interior portion of the property or roof cutout on a slope facing the interior of the property.

- Satellite dishes should be placed on interior spaces and not be visible from the public right-of-way.

3.6 Surface Texture. Because various building materials and surface treatments are found in Tucson's historic districts, an applicant for renovation or new construction needs to look to the architectural context found in the particular development zone to ensure that materials and textures of a new development are appropriate to neighborhood character. Surface treatments commonly used in the particular development zone must guide future improvements. Whereas adobe and stucco may characterize an entire historic district, such as Fort Lowell, the types of materials and surface treatments in other districts may vary considerably. Brick, stone masonry, lava rock, and wood are common materials in districts with eclectic architectural styles. Although there are few hard and fast rules common to all historic district advisory boards, there is general consensus that certain materials, such as exposed concrete block, or surface treatments, such as painting over rock or painting over unpainted brick or masonry, are not appropriate. In addition, most advisory boards would not recommend approval of stucco application with expansion joints and modern textures.

3.7 Site Utilization. Site utilization, as used in the HPZ, means the spacing between the sides of buildings. However, the concept of site utilization also relates to front and rear setbacks. The space between buildings is an important factor that contributes to the character of the entire group of buildings. ***Figure 14*** shows a block in the University area. The generous side yards visually separate each house from its neighbors. ***Figure 15*** depicts a block in an older part of the city where the spacing between buildings is either very narrow or nonexistent. A new building must observe the appropriate spacing for its development zone.

3.7 Site Utilization. (Cont'd)

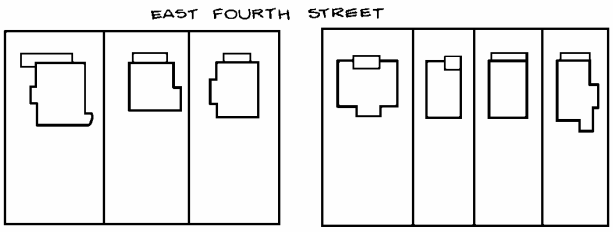


Figure 14: University Area

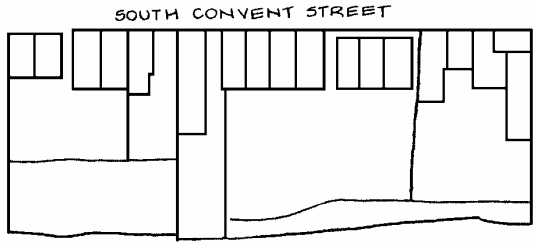


Figure 15: Barrio Historico

The orientation of new or renovated construction to the street is a site design issue that relates to site utilization. Principal structures must maintain the relationship to the street that is appropriate to the architectural and site design context of the development zone. Generally speaking, in historic districts, principal structures have street-oriented front entrances. Advisory boards recommend that proposed changes maintain the street facade of existing buildings and the prevalent street orientation of front entrances in the development zone.

3.8 Projections and Recessions. Projections and recessions, such as porches, steps, awnings, overhangs, entrances, windows, and doors, provide continuity, rhythm, and spatial quality to the streetscape. They also help define the architectural and historic character of the buildings as seen from the street.

Sonoran buildings usually had no projections beyond the facade. Transformed Sonoran buildings, such as the Verdugo House shown in ***Figure 16***, added front steps, an understated front projection.

3.8 Projections and Recessions. (Cont'd)

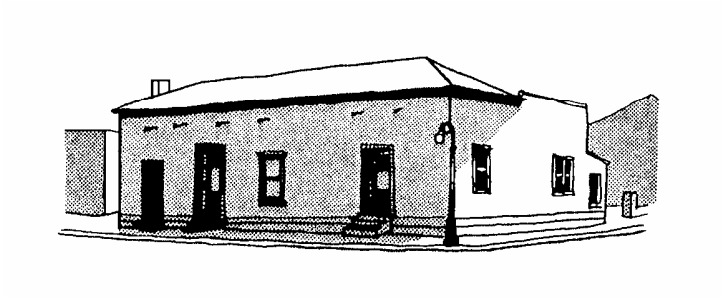


Figure 16: Verdugo House

As the influence of the Anglo immigrants to Tucson was felt, front porches began to appear on residential structures. In some cases, the grafting of one architectural tradition onto another resulted in an eclectic mixture of styles and treatments, as is shown in ***Figure 17***.

Generally, porches help to link the structure with the street. In addition to supporting street character, porches protect windows and doors from solar damage and consequently affect maintenance and long-term property values.

Figure 17: Later Porch Addition

3.8 Projections and Recessions. (Cont'd)

The design of remodelings and new buildings in a historic district must take into account the presence or absence of such projections and recessions, in order to assure that the development reflects the design vocabulary appropriate for the particular historic district.

3.9 Details. Repetition of architectural details is another way of achieving a harmonious relationship between new and old buildings. Details are more than surface ornamentation. Architectural details frequently define the historical period and style of a structure. Examples of character-defining details include wall design and details, for example, parapet treatment, roof trim, eaves and verge treatment, and door and window openings. These details must be compatible with the existing historical styles and historical periods. However, compatibility does not mean exact duplication of architectural details.

Of the details listed above, windows are particularly important in defining historical and architectural character. With this in mind, repair or alterations to windows must be sensitively done. This generally means that window location, size, shape, function, and materials are retained. In the case of new construction, the window type and historical style most common within the development zone will guide window details in the new structure. ***Figure 18*** identifies traditional window components. ***Figure 19*** illustrates the anatomy of a double-hung window.

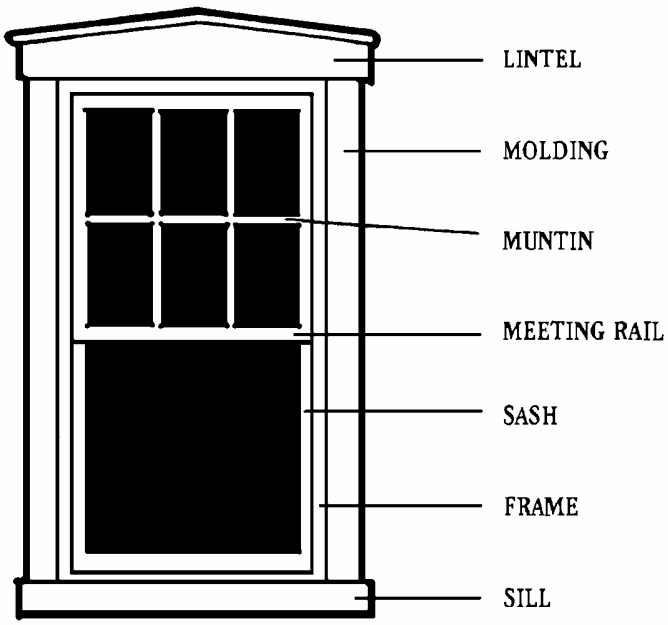


Figure 18: Window Components

3.9 Details. (Cont'd)

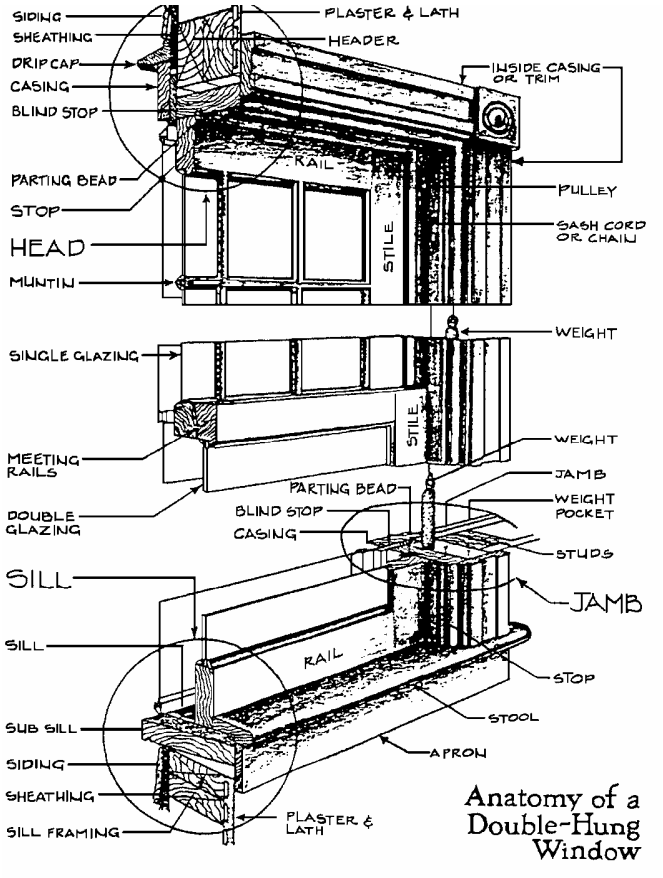


Figure 19: Anatomy of a Double-Hung Window

3.9 Details. (Cont'd)

Figure 20 portrays examples of the diversity of architectural details common to Tucson's historic areas.

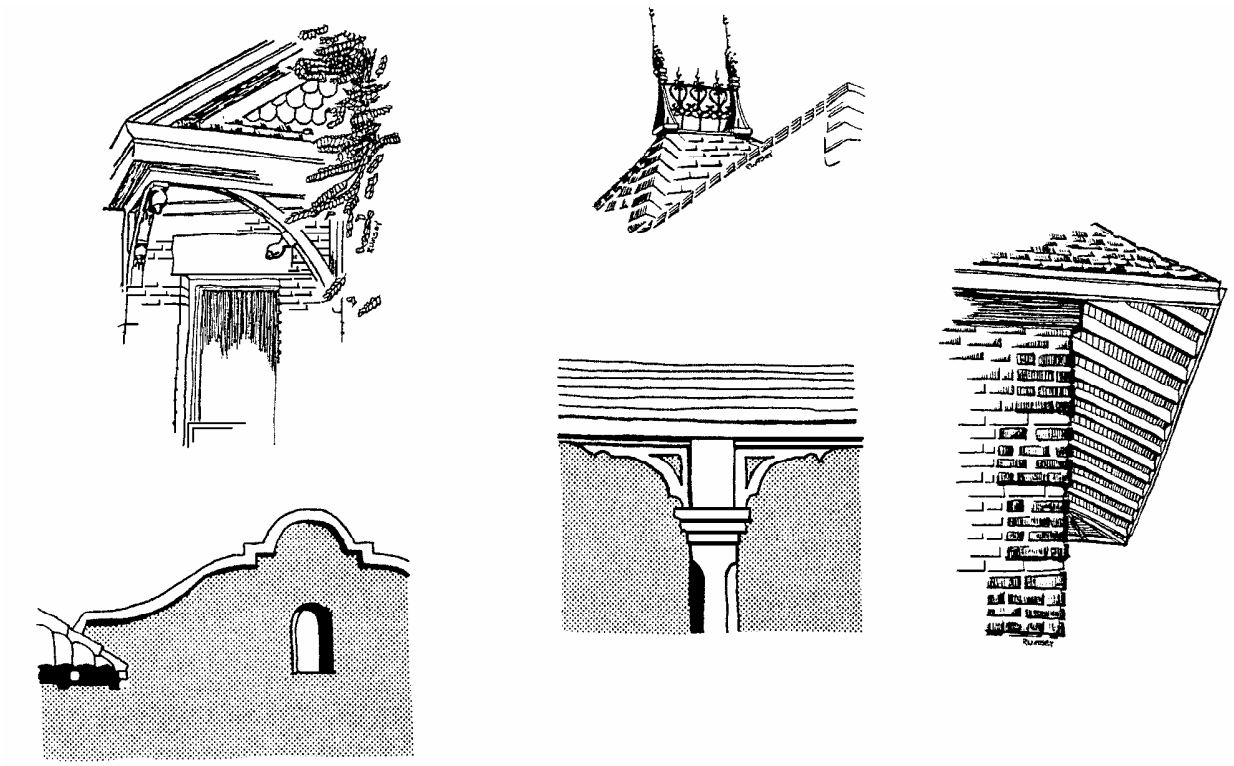


Figure 20: Details Found in Tucson's Historic Districts

3.10 Building Form. Maintaining the characteristic size, mass, and scale of buildings in a neighborhood reinforces the sense of unity. Conversely, out-of-scale new construction or alterations can erode historical and architectural character. The schematic in ***Figure 21*** shows buildings with similar heights, proportions, and massing.

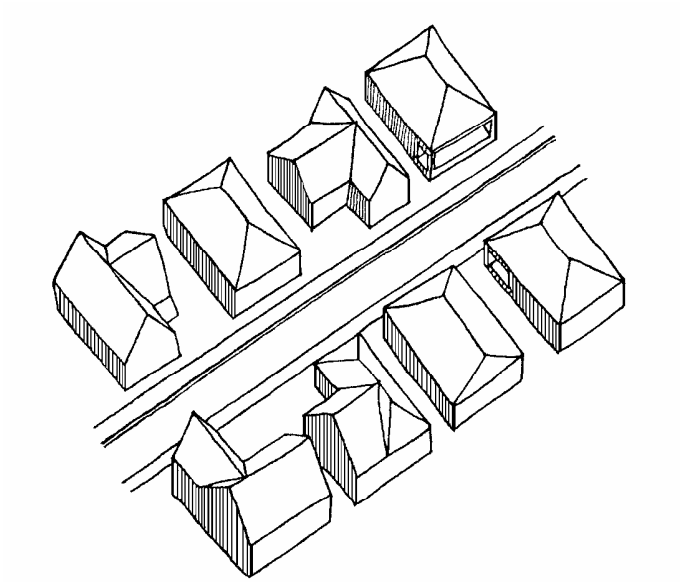


Figure 21: Continuity in Size, Mass, and Scale

3.11 Rhythm. Rhythm, as used in the HPZ, means the ordered recurrent alternation of solids to voids in the facade and streetscape. The recurrent alternation of wall to windows and doors (solids to voids) in the front facade of a building establishes a pattern which is sensed by a person observing the building from a distance. A person passing by the building experiences this pattern as a rhythm. ***Figure 22*** shows wall to window and door patterns common in Sonoran row houses.

3.11 Rhythm. (Cont'd)

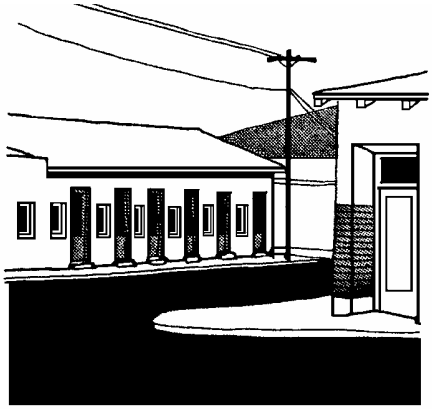


Figure 22: Rhythm of Solids to Voids in Sonoran Row Houses

By incorporating a similar rhythmic pattern in a new building, a sympathetic relationship between new and old may be achieved. Moving past a sequence of buildings, one experiences a rhythm of recurrent building masses to spaces between them. This helps define the quality of the streetscape. The perception of the rhythm and pattern of the street is related to site utilization.

The contrast in the relationship to the street created by Sonoran row houses and later Victorian styles is dramatically illustrated in the idealized streetscape shown in ***Figure 23: Street Rhythm.*** The Victorian houses in this illustration portray the regular alternation of buildings to side yards typical of areas settled after the arrival of the railroad and the influx of Anglo architectural concepts and building ideas. The rhythm of the streetscape is created by the central siting of the structure and the regular width of side yards. In the Sonoran row houses, the sense of rhythm is established through the alternation of walls to windows and doors rather than the alternation of buildings to spaces between them.

3.11 Rhythm. (Cont'd)

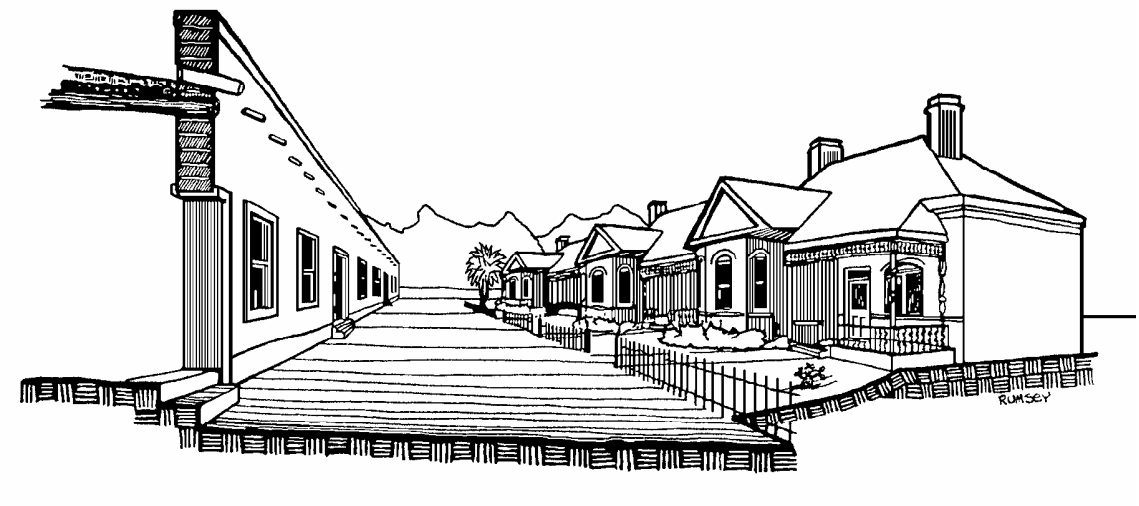


Figure 23: Street Rhythm

9-08.4.0 SUPPLEMENTAL REVIEW CRITERIA. In addition to the key design criteria listed above, the following factors affecting the appearance, harmony, and unique characteristics of a historic district have been identified in the *LUC* and may be considered in the review process.

4.1 Color. Although a property owner does not need approval to paint a house in a historic district, color may be reviewed as part of a required HPZ review. In this case, the color of walls, trim, roof, and other details of a building or structure, including fences and walls, will be evaluated according to how well the choice of colors reflects the architectural style of the subject structure and the historical period of properties within the development zone.

4.2 Landscaping. Landscaping and hardscape elements, such as walkways, driveways, and site furnishings, may be reviewed as part of a required HPZ review. The general guide for the selection and placement of plants is the existing character of landscaping within the historic district. Individual district guidelines may include specific recommendations on plant materials. The Planning Director has the authority to waive or amend landscaping and screening requirements in order to assure that the type and placement of plant materials is compatible with the character of the subject property and the development zone.

4.3 Enclosures. Fences, walls, or other physical features used to enclose open space or provide privacy must be compatible with the architectural style of the subject structure and the historic character of the development zone. This generally means that the height of a new wall or fence will not obstruct the public view of the structure from the street, except where it is used to simulate zero-lot-line construction to meet compatibility criteria. Wall and fence materials must be appropriate to the historic context of the structure and the neighborhood. Although recommended materials for enclosures vary from district to district, generally adobe, stone, stuccoed masonry, wood picket, and wrought iron are acceptable. Chain link, unpainted redwood, and unstuccoed concrete block are generally not approved materials.

4.4 Utilities. Whenever possible, utility connections should be placed in areas not visible from the public right-of-way.

9-08.5.0 SIGNS. The appearance, color, size, position, method of attachment, texture of materials, and design of signs within a historic district must be in keeping with the collective characteristics of the structures located within the appropriate development zone. Signs allowed in the underlying land use zone are regulated by Chapter 3, Signs, of the Tucson Code and further limited by the HPZ ordinance.

9-08.6.0 PARKING. Parking is regulated by the *LUC*. Sec. 3.3.1 through Sec. 3.3.8 of the *LUC* establish motor vehicle and bicycle parking requirements and design criteria. All Code requirements, including surfacing, are applicable within historic districts. More particular parking provisions applicable within the El Presidio Historic District are noted in Sec. 2.8.8.6.N of the HPZ ordinance.

Because parking can have deleterious impacts on architectural and street character in historic districts, the location, scale, and screening of parking areas are issues in the historic review process. Generally, advisory boards recommend that on-site parking be located to the rear of buildings and out of view from the public right-of-way. In addition, screening of parking areas may be required to protect the character of the historic district.

9-08.7.0 SPECIFIC HISTORIC DISTRICT GUIDELINES.

7.1 General. In addition to facilitating compliance with development criteria required by the HPZ section of the *LUC* and described in Sec. 9-08.3.0 of this Standard, related guidelines are used by individual district advisory boards to evaluate proposed projects within their particular districts. Because each of the districts is unique, a design issue that may be very important in one district may not be as important in another.

Individual district guidelines may place a particular emphasis on Code-required development standards. For example, on the subject of compatible building materials or surface textures, district guidelines may specifically define what is inappropriate, such as, exposed concrete block, or what stucco finish is recommended.

7.1 General. (Cont'd)

Advisory boards recommend that prior to beginning plans for renovation or new construction, the applicant should walk through the immediate neighborhood, i.e., the area referred to in the *LUC* as the development zone, to get a better understanding of appropriate architectural styles and materials.

If your property has been designated a Contributing Property in Development Standard 9-08.8.0 (Structures List), generally, you should keep changes minimal, with alterations compatible with the architectural style and character of the Contributing Property. If your property is designated a Noncontributing Property in Development Standard 9-08.8.0, renovation may offer an opportunity to restore historic character with alterations that are compatible with Contributing Properties within the development zone. If you are considering new construction on a vacant parcel in a historic district, it is important to familiarize yourself with the overall character of the historic district, particularly with site design and architectural features within the development zone. This will ensure that new construction projects are compatible with and contribute to the character of the historic district.

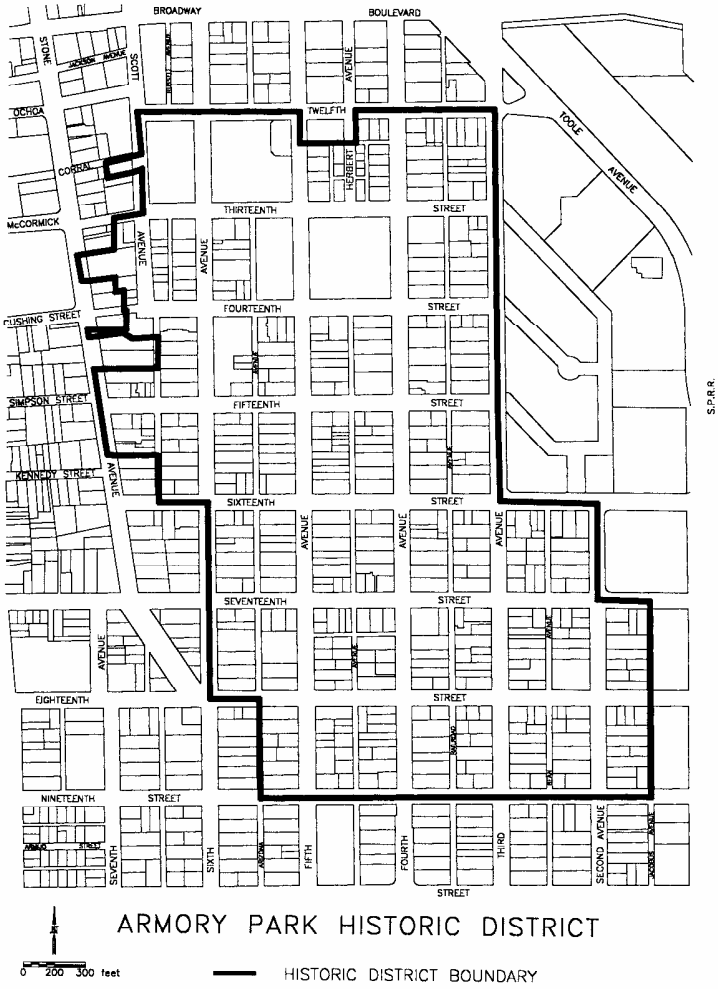
The following questions are offered as a checklist for your tour of the neighborhood.

1. Are exterior alterations and changes kept to a minimum?
2. Do alterations fit the structure's original design?
3. Does new construction relate compatibly to surrounding properties, in terms of materials and architectural style and character?
4. Are changes visible from the street kept to a minimum?
5. Are changes to original roof form, building materials, and details kept to an absolute minimum?
6. Are all materials appropriate to the building and to the neighborhood?
7. Are the original sizes, shapes, and materials of window and door openings maintained?
8. Are original and distinctive architectural details kept?

Information provided in this section will aid the applicant in successfully and expeditiously meeting Code requirements, as interpreted and applied at the historic district level.

7.2 Armory Park.

A. *Background.* Armory Park became the City's first historic district in 1974. The District is an approximately thirty (30) block area located southeast of the central business district, bounded generally by Stone Avenue on the west, Third and Jacobus Avenues on the east, Twelfth Street on the north, and Nineteenth Street on the south. District boundaries are shown on the map below.



The 1995 survey of the District lists approximately 450 buildings or structures as Contributing Historic Properties. (See Development Standard 9-08.8.0.)

7.2 Armory Park. (Cont'd)

In addition to City historic district status, the neighborhood is included in a National Register District that was created in 1976.

The Armory Park neighborhood bears the stamp of Anglo-American economic, cultural, and architectural design influences. While the present Armory Park area was surveyed as part of the 1872 town plan, it was the arrival of the railroad in 1880 that had the greatest impact on the development of the area. From 1880 until approximately 1920, the Armory Park residential area grew from the original Military Plaza to a progressive neighborhood of prominent railroad men, affluent businessmen, and working class residents. The majority of structures in the Armory Park area were residences for Southern Pacific Railroad workers and their families. In addition to the residential core of the neighborhood, the Armory Park Historic District includes a mix of public uses, including the former Carnegie Library, now the Tucson Children's Museum, Safford Junior High School, the recently renovated Temple of Music and Art, and Armory Park and the adjacent Senior Center.

B. *Architectural and Street Character.* The Armory Park area developed into a stable, cohesive neighborhood of multiple and single family detached houses encompassing a mixture of architectural styles. The vast majority of structures in the district are builder type homes, often built speculatively in tract fashion, revealing similar architectural character and detail. The railroad afforded wealthy Tucsonans access to Victorian detailing. Soon a variety of each style and tradition began to appear in the neighborhood. Several of these architectural styles were intermixed and the result is often referred to as Anglo-American Victorian. Houses reflecting this eclectic style are generally constructed of brick and have complex roofs and intricate wood detailing.

In addition to design influences introduced from the East and Midwest, the 1915 Panama-California Exposition at San Diego provided architectural models that were copied within the Armory Park area, including the Mission Style, California Bungalow, and Spanish Colonial Revival. Safford School is the best example of the latter style. The school displays plastered walls, an ornamented and elaborate entry, flanked columns, and portales.

Armory Park examples of the bungalow style were built from mass produced model plans for simple, single-story bungalows with gable roofs, articulated wood rafters, and heavy masonry porch piers. In addition, houses that exemplify earlier Spanish-Mexican traditions can be found as well.

7.2 Armory Park. (Cont'd)

The street character of the Armory Park neighborhood reflects the influence of the post-railroad era and Anglo site planning concepts. Rather than contiguous structures built to the front property lines, typical of the Sonoran or Spanish-Mexican vernacular tradition, site utilization in the Anglo manner located the structure in the center of the lot, with spacious front, side, and rear landscaped yards. The neighborhood's character is further defined by ornamental lamp standards, street trees, and lushly landscaped yards.

C. *Specific District Guidelines.* In addition to development criteria described earlier in this Standard, the following District review criteria provide additional guidance to the applicant.

Additions. Place additions to the rear. This includes new rooms, porches, steps, stairs, and ramps.

Windows and Doors. Flush doors and sliding glass doors are not appropriate, nor are aluminum windows, doors, or screen frames.

Security bars are discouraged and if used should be simple and not dominate the building. Bars should follow the lines of the window and should be mounted inside the window opening, rather than on the surface of the building.

Masonry. Do not use exposed concrete block as a substitute for brick or adobe.

If used for new construction, concrete block must be stuccoed. Color may be added to the stucco or it may be painted.

Chimneys. Maintain original chimneys, even if unused.

If repairs are necessary, match original material, color, shape, and brick pattern as closely as possible.

Roofing. White or light roofing shingles are inappropriate.

Rolled roofing is discouraged on surfaces visible from the street.

Porches. Maintain original porches.

Retain as much of the original material and ornamentation as possible if repair is necessary.

Front porches should not be enclosed as rooms. If possible, such rooms should be removed and porches restored.

7.2 Armory Park. (Cont'd)

Do not use wrought iron columns or steel pipe columns.

Architectural Detail. Do not remove original architectural detail. Even the simplest details contribute to the character of the building.

If replacement is necessary, research original details and select details used on similar houses, duplicating size, placement, and quantity.

Mechanical Equipment. The following mechanical equipment should not be visible from the street: swamp coolers, air conditioners, water heaters, metal turbine and roof vents, furnaces, electrical equipment, solar panels, catwalks, emergency or utility access, maintenance safety equipment, satellite dishes, disks and antennas, and skylights.

Fences and Walls. Fences and walls should be appropriate to the style, materials, and age of the houses.

The height of your fence or wall should not obstruct the public view of building facades.

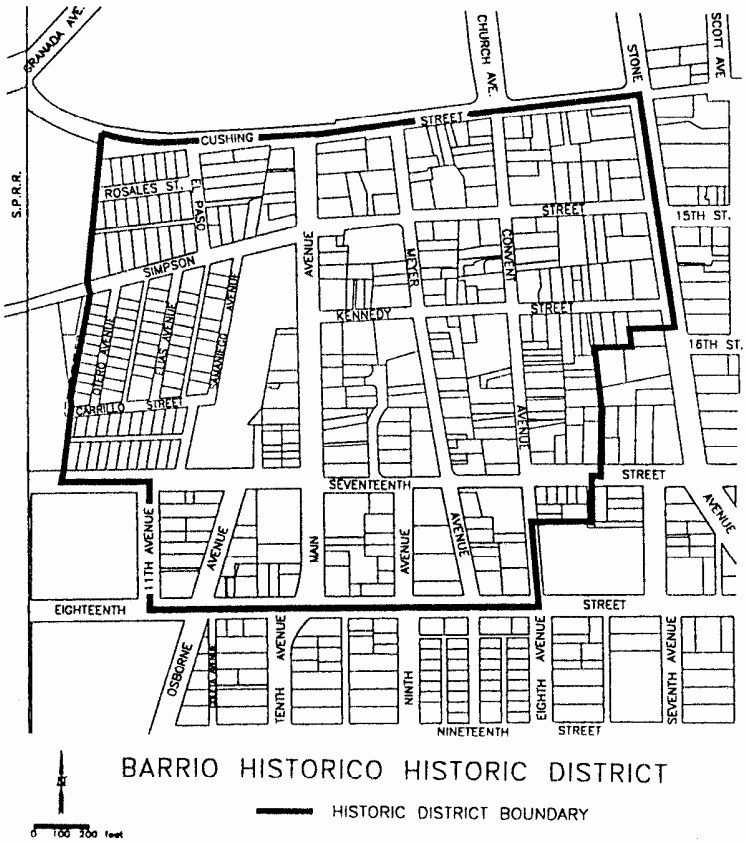
Some inappropriate fence and wall materials include: ocotillo fencing, stockade fencing, post and rail, tubular steel or wrought iron without spear tips, and unstuccoed concrete block.

Extra attention should be paid to the fence or wall on the street facade of the property and the side yards back from the front facade of the building. The Armory Park Historic Zone Advisory Board discourages the use of any solid fencing or walls over three (3) feet tall. Additional materials inappropriate for these areas are unpainted wood, rough cedar, and corrugated metal.

Landscaping. Landscaping should respect the historic period of the neighborhood, as well as the architectural style of the structure, and not obstruct the public view of the building.

7.3 Barrio Historico.

A. *Background.* The Barrio Historico Historic District is an approximately twenty (20) block area located south of the Convention Center, between Cushing Street on the north, Eighteenth Street on the south, the Southern Pacific Railroad on the west, and Stone Avenue on the east. District boundaries are shown on the map below. The area was designated a historic district by the City of Tucson in 1975.



The 1995 survey of the District lists El Tiradito Wishing Shrine as a City Historic Landmark and approximately 225 buildings or structures as Contributing Historic Properties. (See Development Standard 9-08.8.0.)

In addition to City historic district status, the neighborhood is included in a larger National Register District (Barrio Libre) that was created in 1978 and comprises portions of four distinct neighborhoods (barrios): Elysian Grove (El Hoyo), El Membrillo, Santa Rosa, and Barrio Historico (Barrio Viejo).

7.3 Barrio Historico. (Cont'd)

The National Register District barrios were first settled in the mid to late 1800s by residents who began building homes and businesses beyond the original Presidio walls, south of the central business district and around the Plaza de la Mesilla. The real growth occurred during the Territorial Period, and development accelerated with the arrival of the Southern Pacific Railroad in 1880.

While the barrios were primarily working-class Mexican neighborhoods, the residents enjoyed a surprising diversity of ethnic backgrounds, including Chinese, African-American, Anglo, and Native American. The working men and women of the barrios labored in a wide variety of professions, usually right within the areas in which they lived. This resulted in not only an identity for the residents but also provided a complete economic base within the confines of the neighborhood. Many residents rarely left their neighborhoods to shop, since local merchants and craftsmen provided all that was needed, including credit.

As the Arizona Territory grew with the influx of Anglo soldiers, ranchers, businessmen, and craftsmen, the barrios grew as well but managed to remain relatively unchanged in their cultural and architectural heritage. In the late 1960s, urban renewal programs led to the demolition of nearly half of the barrios. Arising in their place were the Tucson Convention Center and parking lots, the La Placita commercial area, and the City, County, and Federal municipal buildings. Tucson's preservation movement was in large part a response to the unfortunate impacts of urban renewal programs and ongoing threats to these historic neighborhoods from proposed major transportation plans.

B. *Architectural and Street Character.* The Barrio Historico Historic District retains the distinctive architectural and cultural traditions of the past. The Barrio is comprised primarily of small one-story adobe and brick residences and commercial buildings. Architecturally speaking, Sonoran and Transformed Sonoran are the most characteristic architectural styles, although the Spanish Colonial Revival, Victorian, and Craftsman Bungalow styles are all represented.

The Sonoran style, part of the Spanish-Mexican vernacular tradition, is characterized by thick-walled adobe buildings set flush to the front property line; flat roofs with high parapet walls, stuccoed or left exposed; round wood beams (vigas); sahuaro-rib roof decks; and projecting drainpipes (canales), which penetrate the parapet wall at roof level. The buildings generally have horizontal massing, with width predominating over height. Exterior doors are usually placed flush with the inside wall creating a deeply recessed entry when viewed from the outside. Windows, on the other hand, are normally installed flush with the outside wall, creating a shelf or window seat on the interior. Floor plans could display a central hall (zaguan) or could reveal a series of rooms parallel or perpendicular to the street. Transformed Sonoran buildings are similar to this earlier vernacular style, with the addition of a sloping gable or pyramidal roof.

7.3 Barrio Historico. (Cont'd)

The street character of Barrio Historico reflects Spanish and Mexican site planning concepts and earlier Islamic planning principles. Residential open spaces were generally interior courtyard spaces. Houses were designed both to accommodate social customs (e.g., to provide privacy for women in protected courtyards and interior spaces) and environmental factors (e.g., to provide shade and shelter from the desert sun) with narrow streets shadowed by thick-walled buildings set close to the right-of-way. A typical street in Barrio Historico, lined with Sonoran row houses that hug the street, reflects these design influences.

This street character contrasts sharply with the look and feel of neighborhoods developed after the arrival of the railroad and Anglo design influences from the East and Midwest. These later styles located the structure in the center of the lot, with front, side, and rear landscaped yards.

C. *Specific District Guidelines.* In addition to development criteria described earlier in this Standard, the following District review criteria provide additional guidance to the applicant.

Alterations of Existing Buildings. Openings, including windows, doors, and porches, should not be infilled. The original sizes and shapes should be maintained.

Roof Forms/Elements. Roof forms and roof elements vary within the Historic District. New construction should reflect primarily the main adjacent roof forms or the prominent roof forms from the neighborhood.

Porches. Existing porches should be retained with as much of the original details and ornamentation as possible.

Existing porches should not be enclosed.

Exterior Wall Materials. Use the same or similar materials to repair or replace brick, stucco, or stone. Match as closely as possible the color, texture, and composition of the original walls.

Acceptable materials are exposed adobe block, exposed brick, stucco, or stone. Unacceptable materials include exposed or painted concrete block or slump block as a substitute for brick or adobe.

Stucco textures such as "dashed," "sand floated," and "steel troweled" are the most common and are encouraged. "Spanish lace" and "skip troweled" textures are not recommended.

Expansion joints in stucco finishes are not allowed.

7.3 Barrio Historico. (Cont'd)

Doors and Windows. New and/or replacement doors and windows should be characteristic of the neighborhood and should conform to the original size, style, and materials of the structure (e.g., single glazed, double-hung wood windows and solid wood panel doors).

Flush mounted doors and sliding glass doors are not appropriate, nor are aluminum windows, doors, or screen frames.

Site Elements. New walls and fences should be appropriate to the style and age of the house. Unacceptable materials include: chain link, unpainted redwood, rough cedar, post and rail, and unstuccoed concrete block as wall or fence material for the street side(s) of a property. Appropriate materials include: stuccoed masonry, adobe, stone, cast iron, and wood picket.

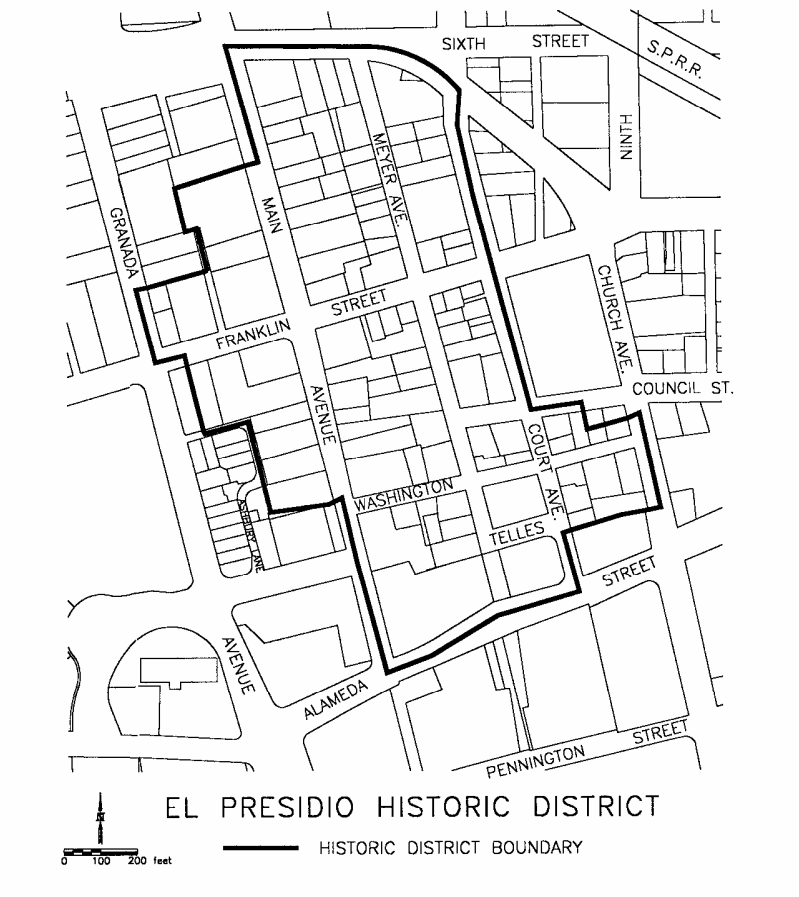
Though not encouraged, carports and driveways should be located at the side or rear of the property whenever possible.

Mailboxes should be compatible with the style of the building and surrounding neighborhood.

Landscaping. Landscaping should respect the historic period of the neighborhood, as well as the architectural style of the structure, and should not obstruct the public view of the building.

7.4 El Presidio.

A. *Background.* The El Presidio Historic District, an approximately twelve (12) block area located immediately north of the downtown governmental center, is linked both physically and historically to the center of life in Tucson.



The area was designated a historic district by the City of Tucson in 1975 and a National Register District in 1976. District boundaries are shown on the map above.

7.4 El Presidio. (Cont'd)

El Presidio is Tucson's first neighborhood, founded on the site of a 1200 year old Hohokam pithouse and the 1775 Spanish walled Presidio San Agustín del Tucson. The Presidio, roughly bounded by the modern streets of Main, Washington, Church, and Pennington, covered approximately twelve (12) acres and included two plazas, a chapel, a cemetery, stables for horses, and quarters for officers, soldiers, and settlers. By the 1860s, the town had outgrown the original fort, and the walls were falling into ruin. Many of the oldest houses within the District were built within the confines of the old Presidio walls or, in some cases, incorporated wall fragments into later structures. Later residential development continued north from the Presidio site.

What remains today are nearly 80 historically important and architecturally significant homes constructed between the mid-1800s and 1912. The District also includes the Tucson Museum of Art and Historic Block complex. Portions of the neighborhood were demolished in the 1950s and 1960s, before protective legislation was in place. Since District designation, there has been an effort to balance residential and nonresidential land uses in the area and to ensure that both restoration and redevelopment are compatible with the neighborhood's unique historic setting.

B. *Architectural and Street Character.* Although a relatively small and homogeneous neighborhood in many respects, the El Presidio Historic District reflects a diversity of architectural styles. Sonoran, Transformed Sonoran, Spanish Colonial Revival, Victorian, Prairie, and Bungalow styles are all represented.

The Sonoran style, part of the Spanish-Mexican vernacular tradition, is characterized by thick-walled adobe buildings set flush to the front property line; flat roofs with high parapet walls, stuccoed or left exposed; round wood beams (vigas); sahuaro-rib roof decks; and projecting drainpipes (canales), which penetrate the parapet wall at roof level. The buildings generally have horizontal massing, with width predominating over height. Exterior doors are usually placed flush with the inside wall creating a deeply recessed entry when viewed from the outside. Windows, on the other hand, are normally installed flush with the outside wall, creating a shelf or window seat on the interior. Floor plans could display a central hall (zaguan) or could reveal a series of rooms parallel or perpendicular to the street. Transformed Sonoran buildings are similar to this earlier vernacular style, with the addition of a sloping gable or pyramidal roof.

7.4 El Presidio. (Cont'd)

Other architectural and site design features in the District arrived after the Southern Pacific Railroad in 1880. Some architectural styles, such as the Queen Anne, Victorian, Tudor Revival, and Prairie styles, were introduced from the East and Midwest. Many of these styles were intermixed, and the result is often referred to as Anglo-American Victorian. Victorian houses reflecting this eclectic style are generally constructed of brick and have complex roofs and intricate wood detailing. The District also has several examples of Spanish Colonial and Mission Revival structures.

The street character of El Presidio reflects both Spanish-Mexican site planning concepts and later Anglo design influences. Streets such as Meyer and Court illustrate the Sonoran tradition with row houses built to the front property line. Open spaces were generally interior courtyard spaces. In contrast to this tradition, many of the houses along Main Avenue show Anglo site planning concepts. Houses such as the Hereford House and the Franklin House were built in architectural styles popular in the East and Midwest. These Prairie and Victorian adaptations were set back from the street and surrounded by trees and lush vegetation in front, side, and rear yards.

C. *Specific District Guidelines.* In addition to development criteria described earlier in this Standard, the following District review criteria provide additional guidance to the applicant.

Development Zone. In the El Presidio Historic District, there are many instances of different building styles side by side or across from each other within the same development zone. Because of the heterogeneous nature of the District, the design context within the development zone will be evaluated as part of HPZ review, particularly for proposed renovations. The Advisory Board will not recommend approval for a plan submittal that proposes alterations that are inappropriate to the character, period, or style of the subject property, even though examples of similar alterations are found within the development zone. Renovation must be consistent with the style and period of the subject building, despite the existence of other styles within the development zone. The applicant should avoid grafting on stylistic details from neighboring buildings of a different time or style.

District Review Categories. In its review of building and renovation projects, the El Presidio Historic Zone Advisory Board pays careful attention to the following categories.

7.4 El Presidio. (Cont'd)

Level One: Basic Regulations in the *LUC*

Level One design criteria focus on site planning and overall site design issues addressed in the *LUC* and discussed in detail in this Development Standard (see Sec. 9-08.3 through Sec. 9-08.6). The Advisory Board evaluates the submittal with respect to the following design elements and will recommend denial of the proposed development if it conflicts with Code provisions applicable to these overall site design issues. (References in parentheses are to subsections of this Development Standard.)

- Building spacing (see Site Utilization, Sec. 9-08.3.7)
- Lot coverage (see Site Utilization, Sec. 9-08.3.7)
- Yard limits (see Site Utilization, Sec. 9-08.3.7)
- Setbacks (see Setbacks, Sec. 9-08.3.3)
- Density of use (see Setbacks, Sec. 9-08.3.3)
- Bulk (see Building Form, Sec. 9-08.3.10)
- Height (see Height, Sec. 9-08.3.2)
- Signage (see Signs, Sec. 9-08.5.0)

Level Two: Specific Elements in the District's Design Vocabulary

Level Two design criteria focus on elements of building style and detailing. The Advisory Board evaluates whether the proposed design is appropriate with respect to:

- Simplicity (see Details, Sec. 9-08.3.9)
- Elements of composition (see Projections and Recessions, Sec. 9-08.3.8)
- Symmetrical or asymmetrical appearance (see Building Form, Sec. 9-08.3.10, and Rhythm, Sec. 9-08.3.11)
- Basic shape or form (see Building Form, Sec. 9-08.3.10)
- Roof form (including skylights) and pitch (see Roof Types, Sec. 9-08.3.5)
- Door and window patterns (see Rhythm, Sec. 9-08.3.11, and Details, Sec. 9-08.3.9)
- Characteristic local forms (stoops, porches, etc.) (see Projections and Recessions, Sec. 9-08.3.8)
- Expression of detailing (see Details, Sec. 9-08.3.9)
  Details must reflect the style and period of the structure despite the existence of non-approved details in the development zone.
- Materials (see Surface Texture, Sec. 9-08.3.6)
- Surface texture (see Surface Texture, Sec. 9-08.3.6)
  Textures must reflect the style and period of the structure despite the existence of non-approved textures in the development zone.

7.4 El Presidio. (Cont'd)

- Colors (see Color, Sec. 9-08.4.1)
  Colors must reflect the style and period of the structure despite the existence of non-approved colors in the development zone.
- Gutters and down spouts (see Details, Sec. 9-08.3.9)
- Peripheral walls and/or fencing (see Enclosures, Sec. 9-08.4.3)
- Lighting fixtures (see Details, Sec. 9-08.3.9)
- Landscape and hardscape (see Landscaping, Sec. 9-08.4.2)
  Landscaping will be reviewed for appropriateness of massing and plant materials on a case-by-case basis.
- Equipment (HVAC, satellite) (see Utilities, Sec. 9-08.4.4)

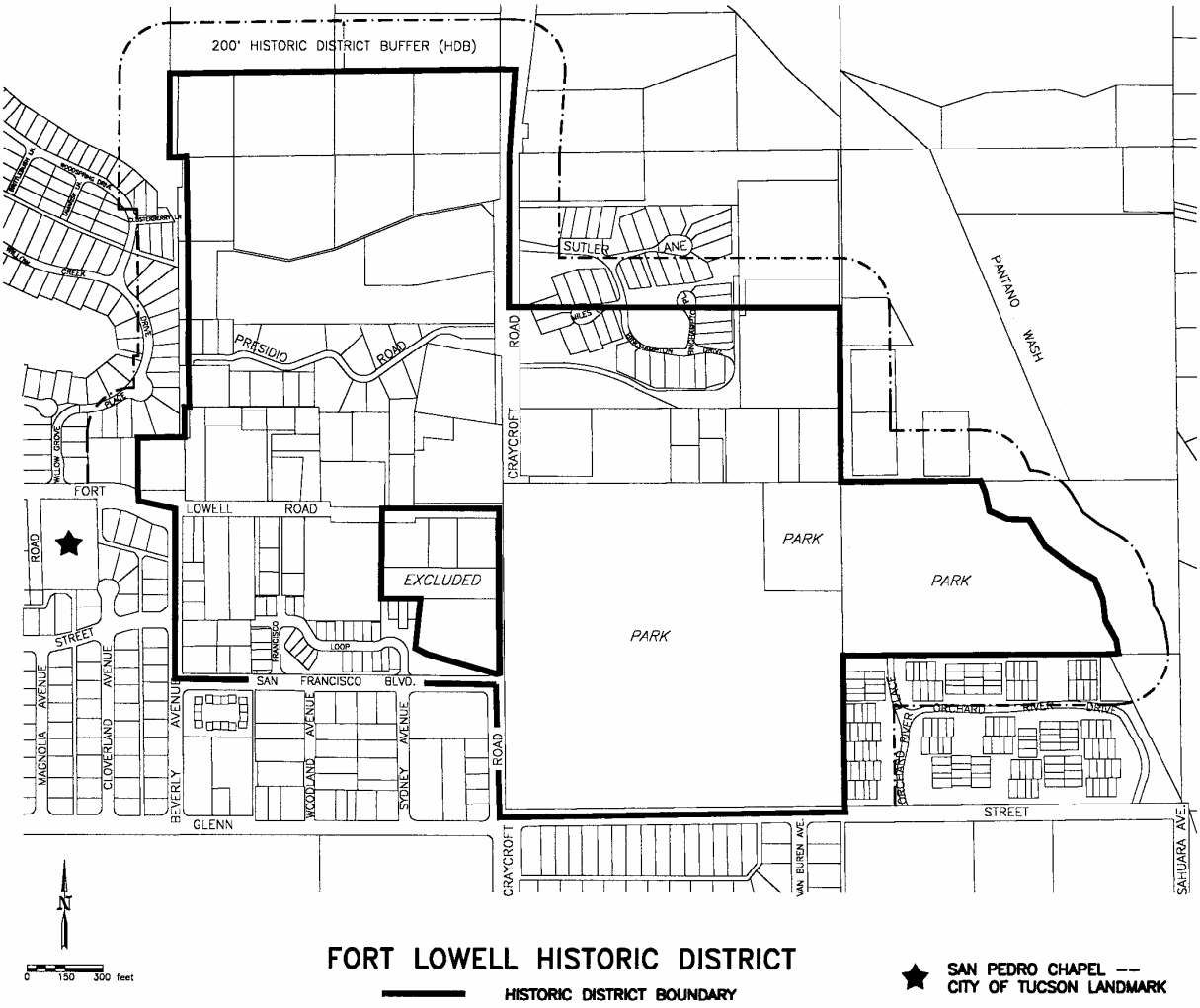
Level Three: Environmental Relationships

Level Three design criteria focus on the overall relationship of the proposed design to site surroundings and character. The Advisory Board evaluates whether the proposed design is appropriate with respect to:

- Scale (see Building Form, Sec. 9-08.3.10)
- Rhythm of the block space (see Rhythm, Sec. 9-08.3.11)
- Orientation (see Site Utilization, Sec. 9-08.3.7)
- Proportion (see Proportion, Sec. 9-08.3.4)
- Ground cover and plantings (see Landscaping, Sec. 9-08.4.2)
- Parking (see Parking, Sec. 9-08.6.0)
- General spirit of the area (see General, Sec. 9-08.3.1)

7.5 Fort Lowell.

A. *Background.* The Fort Lowell Historic District, an area of approximately one hundred fifty (150) acres, is located southwest of the confluence of the Tanque Verde, Pantano, and Rillito Washes. The map below shows District boundaries.



The 1995 survey of the District lists approximately 30 Contributing Historic Properties. In addition, nearly 70 recently constructed residences in the La Sonrisa, San Miguel, and Bosque Ranch developments are designated as Contributing Nonhistoric Properties. (See Development Standard 9-08.8.0.)

7.5 Fort Lowell. (Cont'd)

The area north of Fort Lowell Road was designated by the Pima County Board of Supervisors as a County Historic District in 1976. In 1978, in order to preserve the historical Fort remains, Hohokam sites, and several biological communities, the area including and surrounding Fort Lowell Park was designated the "Fort Lowell Multiple Resource Area" and listed on the National Register of Historic Places. In 1981, the Mayor and Council designated the area south of Fort Lowell Road as the City Fort Lowell Historic District. Eleven years later, the City annexed the area between Fort Lowell Road and the Rillito/Pantano washes; the County and City Historic Districts were, therefore, combined into one City Fort Lowell Historic District.

San Pedro Chapel, located west of the Historic District boundary, was built by the people of the Village of El Fuerte in Mission Revival style and dedicated in 1932. It was designated as the first City Historic Landmark in 1982. In 1993, it was placed on the State and National Registers of Historic Places.

The Fort Lowell neighborhood is a unique area in metropolitan Tucson, reflecting a wide range of historic, scenic, rural, and natural resources. The relatively abundant waters at the confluence of three major desert washes were instrumental to the area's growth. The first documented remains of settlement show a large community of Hohokam people, who lived and farmed in the area from about 300 to 1250 A.D. In 1873, the military began to build Fort Lowell. During the Fort days, a number of adobe homes were built to the east of Swan Road--on the road from the Fort to Tucson. One of these houses is said to have been built by a Fort officer, another by a homesteader; both are still in use. Just west of the Fort, the sutler's store, or the post trader's store, was built by John B. "Pie" Allen, an important figure in Tucson and the Arizona Territory. This structure was restored and is in use as a home today.

Fort Lowell existed to protect Tucson and the surrounding settlers from Apache raids. After the Apache threat to the valley subsided, the Fort was abandoned in 1891. Shortly thereafter, Sonoran and Chihuahuan farming and ranching families came north to the rich bottomlands of the Rillito and Pantano washes. They found the deserted Fort buildings and adapted them to their own use. As time passed, they acquired land and built homes, spreading out to the west of the Fort, thus establishing the Village of El Fuerte. At about the same time, members of the Church of the Latter Day Saints were also attracted to the fertile soil of the area. They established dairy farms and maintained the several irrigation ditches which had probably been built even before the Fort by nearby farmers and ranchers. Coming from Utah and Colorado, as well as from the colonies in Chihuahua, these Mormons established the community of Binghampton, near Fort Lowell Road and Dodge Boulevard.

7.5 Fort Lowell. (Cont'd)

Much of the rural and scenic quality of the Fort Lowell area today is a reflection of this earlier cultural history. Early residents benefited from the area's prime natural resources--desert washes and rich alluvial soils. In spite of overgrazing and clear cutting of mesquite, the area includes vestiges of the old mesquite forest (bosque), which provides valuable habitat for a diversity of wildlife. Because later growth was incremental and low density, the cultural landscape generally developed in harmony with the opportunities and limits of the area's natural resources. Increased development in recent years and a rapidly dropping water table have placed the remaining groves of mesquites at risk. Development criteria included within the HPZ ordinance, review guidelines developed by the Historic Zone Advisory Board, and policies established for the greater Fort Lowell area (in the Old Fort Lowell Neighborhood Plan) together help to maintain the historic, cultural, and natural resources of the area.

B. *Architectural and Street Character.* Houses in the District generally reflect a simple vernacular style with design roots in the Sonoran tradition. Distinct styles include the Sonoran Military, Sonoran Ranch, Santa Fe-Sonoran Ranch, and Bungalow Vernacular. Structures are single story, generally of adobe or other masonry construction, with parapeted flat roofs, although gabled roofs also occur in bungalow adaptations. Buildings generally have horizontal massing, with width predominating over height. Solid walls predominate over voids, such as windows and door openings. Exterior doors are usually placed flush with the inside wall creating a deeply recessed entry when viewed from the outside. Windows, on the other hand, are normally installed flush with the outside wall, creating a shelf or window seat on the interior.

The area's rural and historic low density residential land uses resulted in random site utilization, irregular street setbacks, and organic rather than planned growth. This informal and incremental growth pattern is complemented by informality in landscaping design and plant materials. Generally, native plants are favored since they help maintain habitat values and complement vernacular house styles. Together architectural styles, site design, and landscaping reinforce the symbiotic relationship that exists between the natural and cultural environments in the District.

C. *Specific District Guidelines.* In addition to development criteria described earlier in this Standard, the following Fort Lowell Historic District review criteria provide additional guidance to the applicant. For a fuller explanation, see the District's Guidelines, available from the Planning Department.

Architectural Style. Sonoran Ranch.

Height. Not to exceed 16 feet. Only one story permitted.

7.5 Fort Lowell. (Cont'd)

Setbacks. Historically, there has been great variety in front setbacks, rather than strict adherence to a prevailing setback. Projects will be evaluated for conformance to the general character or pattern of front and interior setbacks within the development zone.

Site Utilization. Maintain informal, semirural, low-density quality.

Proportion. Generally, the length is greater than the height. The roof line often has an irregular profile.

Pattern/Rhythm. Solid walls predominate over voids. Openings should be a minimum of two (2) feet from building corners. Symmetry is not characteristic.

Roof Types. "Flat" roofs with parapets are characteristic. Sloping porch roofs may be shingled or metal. Mission tile is incompatible.

Texture. Stucco (either lime or mud plaster) with smooth or sand finish. Or, exposed sun-dried adobe.

Color. Soft earth tones of light to middle value. Very dark colors and stark primaries should be avoided. Blue window trim is common.

Although a property owner does not need approval for only painting or repainting, since color is an important issue to the character of the Fort Lowell Historic District, the Zone Advisory Board recommends that all repainting projects, regardless of size, adhere to the above color guidelines.

Landscaping. Landscaping should be informal and favor native desert plant materials. As much of the original vegetation as possible should be retained. Stormwater runoff is best retained and absorbed on site.

Architectural Detail. Frame-and-panel or plank type wooden doors are most common. French doors are acceptable even though not historic if they are secluded and not visible from streets or adjacent properties.

Double-hung or casement-type wood frame windows are most historically correct. Painted steel casement windows with divided lights are acceptable. Vertical dimension should be greater than horizontal.

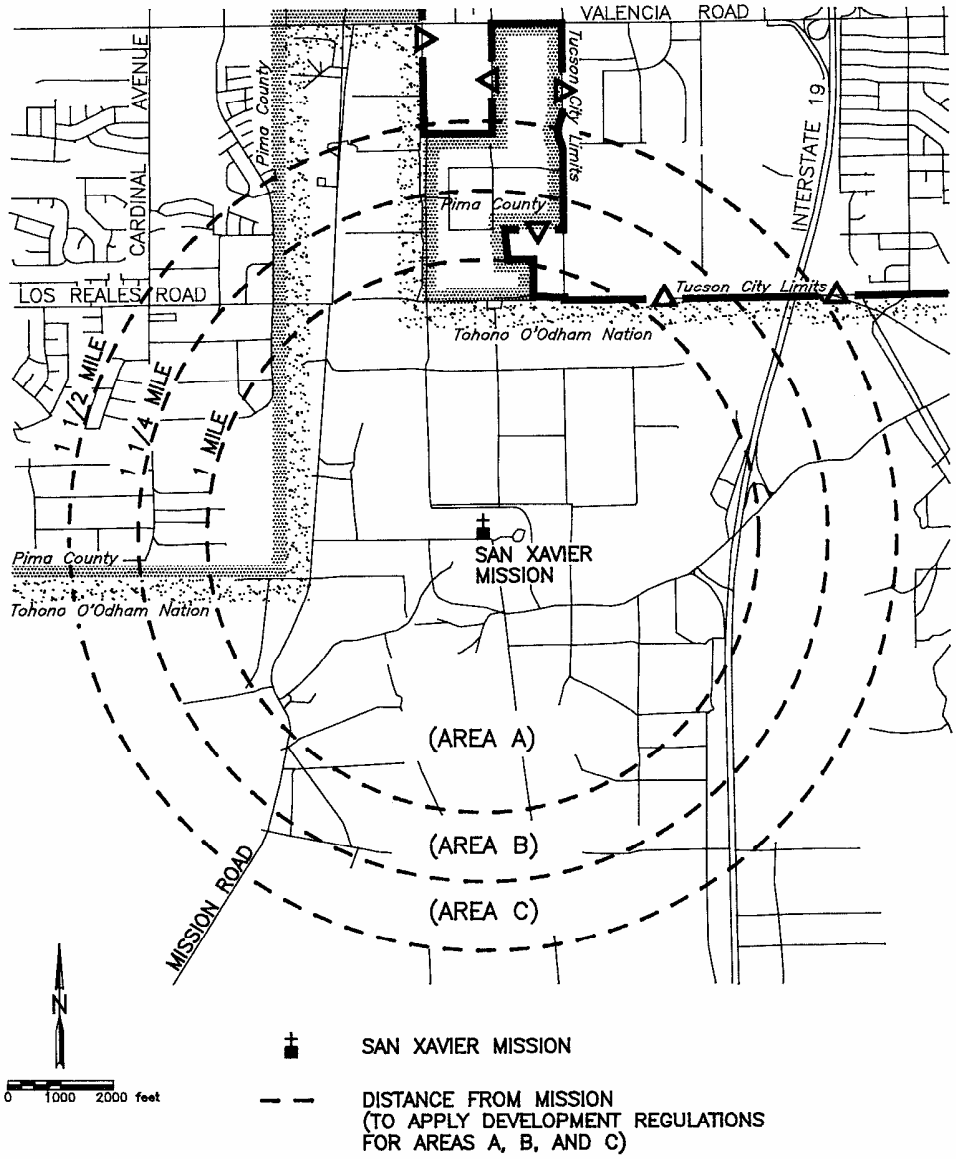
Arched openings over the main entrance may be appropriate, although rows of arches characteristic of Spanish Colonial or Mediterranean architecture would be inappropriate.

Exposed wooden lintels over openings are encouraged.

7.6 San Xavier Environs.

A. *Background.* The San Xavier Environs Historic District applies to an area extending one and one-half (1½) miles from San Xavier Mission (see map below). This District was established in 1972 by Pima County in order to conserve heritage values by designating an area of influence from the Mission, the County's most recognized historic landmark.

SAN XAVIER ENVIRONS HISTORIC DISTRICT



7.6 San Xavier Environs. (Cont'd)

When areas included in the County-designated San Xavier Environs Historic Zone were annexed by the City of Tucson in 1994, for example, areas between Valencia Road and Los Reales Road, County Code provisions were adopted by the Mayor and Council to provide comparable protection within the San Xavier influence area.

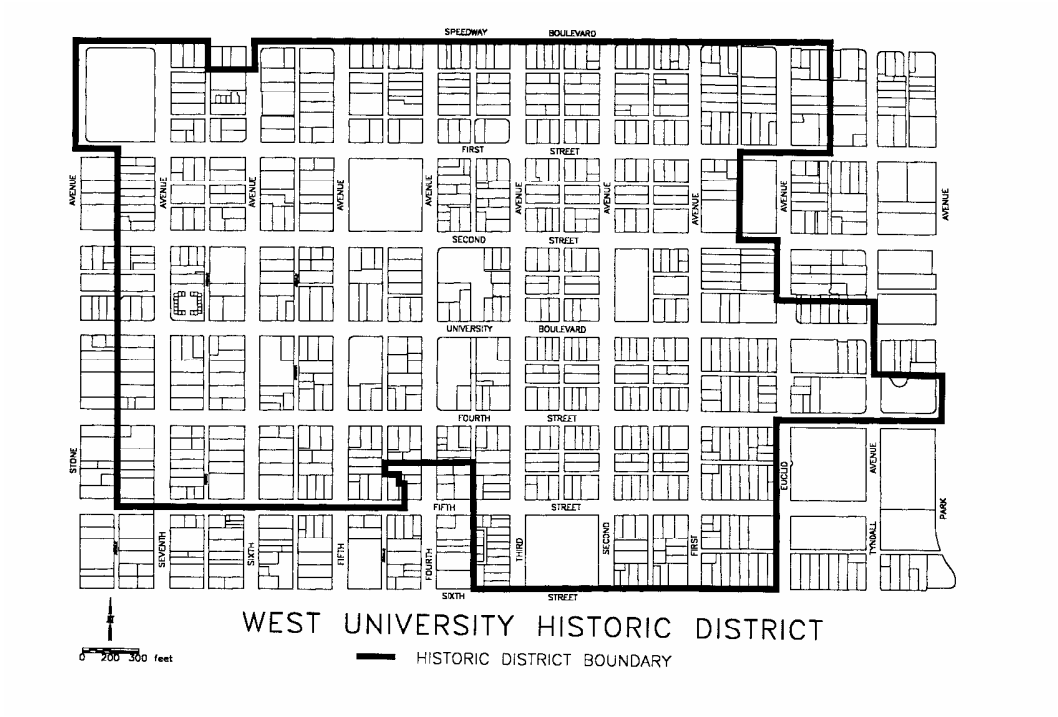
B. *Specific Development Regulations.* Specific regulations of the City San Xavier Environs Historic District apply to those areas within the City limits that lie within a one and one-half (1½) mile radius from the Mission. Other provisions of the Historic Preservation Zone ordinance do not apply within the San Xavier Environs Historic District.

The San Xavier Environs Historic District is divided into three subareas (A, B, and C) as shown on the map. Each of these areas has maximum residential densities (two residences per 36,000 square feet in Area A; four residences per 36,000 square feet in Area B; and six residences per 36,000 square feet in Area C) and development standards that address lighting, screening, and height restrictions.

An applicant with property within the San Xavier Environs Historic District should refer to the *LUC* (Sec. 2.8.8.13) for more detailed information.

7.7 West University.

A. *Background.* The West University Historic District is an approximately sixty (60) block area located between the University of Arizona and downtown. District boundaries are shown on the map below. The area was designated a historic district by the City of Tucson in 1984. Prior to local designation, the District was listed on the National Register of Historic Places.



The 1995 survey of the District lists more than 600 buildings or structures as Contributing Historic Properties. (See Development Standard 9-08.8.0.)

B. *Architectural and Street Character.* The West University Historic District retains the residential scale and pleasant pedestrian environment of an early 1900s community in the heart of metropolitan Tucson. While predominantly residential, two commercial areas, on Fourth Avenue and University Boulevard, exist within District boundaries. Although there are some Sonoran Transitional buildings in the West University neighborhood, reflecting Tucson's Spanish colonial and Mexican heritage, the majority of architectural and site design features in the District arrived after the Southern Pacific Railroad in 1880. Some architectural styles, such as the Queen Anne, Victorian, and Neo-Classical Revival styles, were introduced from the Midwest and East. Instead of being introduced to Tucson with their characteristics intact, several of these imported styles were intermixed, and the result is often referred to as Anglo-American Victorian. Victorian houses reflecting this eclectic style are generally constructed of brick and have complex roofs and intricate wood detailing.

7.7 West University. (Cont'd)

Other styles, such as Mission Revival, Spanish Colonial Revival, Western Stick Style, and the California Bungalow, arrived from the West. The latter is the most characteristic style in the District, and even this style was transformed over time to include variety in materials and detailing. Generally, in the West University neighborhood, bungalows are quite small, two rooms wide and two or three rooms deep, and have a broad gable roof. Stuccoed brick is the most common material with wood structural members along the roof eaves and an exposed porch with tapered columns of stucco or stone.

In spite of this rich diversity of design influences and styles, the buildings in the District share a certain homogeneity of scale and density--a collective character that contributes to the neighborhood's unique sense of place.

The relationship of houses to streets and alleys was also defined by imported design influences. In contrast to Sonoran row houses which lack front setbacks, houses in the West University neighborhood have uniform, albeit modest, setbacks copied from early 20th century City Beautiful style suburbs popular in the Midwest and East. In addition, nearly all the houses in the neighborhood, regardless of architectural style, include a clearly indicated front entry and front porch. Symmetrically placed front walks, sidewalks, a clearly defined planting strip between the sidewalk and street, and many mature trees collectively contribute to the area's pedestrian-friendly street character.

C. *Specific District Guidelines.* In addition to development criteria described in this Development Standard, the West University Historic Zone Advisory Board has prepared design guidelines applicable within the Historic District. The applicant should contact the Chair of the Advisory Board for a current copy of these specific District guidelines.

9-08.8.0 HISTORIC DISTRICTS, SITES, AND STRUCTURES.

8.1 GENERAL.

8.1.1 Purpose. To establish a centralized list of neighborhoods, districts, sites, and structures that have been designated as HISTORIC LANDMARK, CONTRIBUTING-HISTORIC, CONTRIBUTING-NONHISTORIC, NONCONTRIBUTING, and INTRUSION. The list also includes structures in the Downtown Heritage Incentive District which are either designated on the National Register of Historic Places or have the potential for designation. These lists are for the purpose of convenient accessibility, public awareness, and effective enforcement of City regulations on historic preservation.

8.1.2 Applicability. Listed within this Standard are the districts, sites, and structures designated as HISTORIC LANDMARK, CONTRIBUTING-HISTORIC, CONTRIBUTING-NONHISTORIC, NONCONTRIBUTING, and INTRUSION under the applicability of Chapter 23 of the Tucson Code or any City regulation that was in effect prior to the adoption of Sec. 2.8.8 of the *LUC*.

8.2 HISTORIC PRESERVATION ZONES. Listed below are all the districts within the Historic Preservation Zone that have been designated by the Mayor and Council. As part of the list, all pertinent information relative to the District, such as historic structures, sites, adoption information, boundaries, and permitted uses, will be included for proper implementation and enforcement.

8.2.1 Armory Park Historic District.

A. Established: December 23, 1974, by Ordinance No. 4300.
Amended: November 14, 1983, by Ordinance No. 5902.
Amended: June 12, 1995, by Ordinance No. 8520.
Amended: July 10, 1995, by Ordinance No. 8544.

B. Boundaries and Location: The boundaries and location of the Armory Park Historic District are as designated on Map 2-1.

8.2.1 Armory Park Historic District. (Cont'd)

C. List of **HISTORIC LANDMARK, CONTRIBUTING-HISTORIC (CH), CONTRIBUTING-NONHISTORIC (CN), NONCONTRIBUTING (NHNC), and INTRUSION (I).**

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
BLOCK 99, CITY OF TUCSON			
117-06-222 0		346 E. 12th St.	CH
117-06-223 0		340 E. 12th St.	CH
117-06-224 0		334-336 E. 12th St.	CH
117-06-225 0		328 E. 12th St.	CH
117-06-226 0	Vacant		
117-06-227 0		316 E. 12th St.	CH
117-06-228 0		203 S. 4th Ave.	CH
117-06-229 0		211 S. 4th Ave.	CH
117-06-230 0	Vacant		
117-06-231 0		218-226 S. 3rd Ave.	CH
117-06-232 0		219 S. 4th Ave.	CH
117-06-233 0		227 S. 4th Ave.	CH
117-06-234 0		244 & 266 S. Railroad Ave.	CH
117-06-235 0		228 S. 3rd Ave.	CH
117-06-236 0		230 S. 3rd Ave.	CH
117-06-237 0		236 S. 3rd Ave.	CH
		270 S. Railroad Ave.	CH
117-06-238 0		345 E. 13th St.	CH
117-06-239 0	Vacant		
117-06-240 0		237 S. 4th Ave.	CH
117-06-241 0		245 S. 4th Ave.	CH
BLOCK 100, CITY OF TUCSON			
117-06-242 0		238-248 E. 12th St.	CH
117-06-243 0		214-216 E. 12th St.	CH
117-06-244 0	Vacant		
117-06-248 0		211-219 S. 5th Ave.	CH
117-06-249 0	Parking Lot		
117-06-250 0		225 S. Herbert Ave.	CH
117-06-251 0		218 S. 4th Ave.	CH
117-06-252 0		220 S. 4th Ave.	CH
117-06-253 0		227 S. Herbert Ave.	CH
117-06-254 0		229 S. Herbert Ave.	CH
117-06-256 0		225-227 S. 5th Ave.	CH
117-06-257 0		230 S. Herbert Ave.	CH

8.2.1 Armory Park Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
117-06-258 0		231-237 S. 5th Ave.	CH
117-06-259 0		231 S. Herbert Ave.	CH
117-06-260 0		228 S. 4th Ave.	CH
117-06-261 0		238 S. 4th Ave.	CH
117-06-262 0		246 S. 4th Ave.	CH
117-06-263 0		221-223 E. 13th St.	CH
117-06-264 0		219 E. 13th St.	CH
117-06-265 0		245 S. 5th Ave.	CH
BLOCK 101, CITY OF TUCSON			
117-06-267 0		300 S. 5th Ave./200 E. 13th St.	CH/NHNC
BLOCK 102, CITY OF TUCSON			
117-06-268 0		306 S. 3rd Ave.	CH
117-06-269 0		340 E. 13th St.	CH
117-06-270 A		330 E. 13th St.	CH
117-06-271 0		318 E. 13th St.	CH
117-06-273 A		312 S. 3rd Ave.	CH
117-06-274 A		331-337 S. Railroad Ave.	CN
117-06-274 B		322-328 S. 3rd Ave.	NHNC
117-06-275 0		319 S. 4th Ave.	CH
		319 S. Railroad Ave.	CH
117-06-276 0		329 S. 4th Ave.	CH
117-06-277 0		330 S. 3rd Ave.	CH
117-06-278 0		340 S. 3rd Ave.	CH
117-06-279 0		337 S. 4th Ave.	CH
117-06-280 0		345 S. 4th Ave.	NHNC
117-06-281 0		344 S. 3rd Ave.	CH
BLOCK 107, CITY OF TUCSON			
117-07-001 0		348 E. 14th St.	CH
117-07-002 0		340 E. 14th St.	CH
117-07-003 0		332 E. 14th St.	CH
117-07-004 0		330 E. 14th St.	CH
117-07-005 0		405 S. 4th Ave.	CH
		405-1/2 S. 4th Ave.	CH
117-07-006 0		417 S. 4th Ave.	CH
117-07-007 0		414 S. 3rd Ave.	CH

8.2.1 Armory Park Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
117-07-008 0		416-418 & 420-422 S. 3rd Ave.	CH
		417 S. Railroad Ave.	CH
117-07-009 0	Vacant		
117-07-010 0		427 S. 4th Ave.	CH
		429-431 S. Railroad Ave.	CH
117-07-011 0		428 S. 3rd Ave.	CH
117-07-012 0		438 S. 3rd Ave.	CH
117-07-013 0		333 E. 15th St.	CN
		443 S. Railroad Ave.	CH
117-07-014 0		445 S. 4th Ave.	CH
117-07-015 0		446 S. 3rd Ave.	CH
BLOCK 108, CITY OF TUCSON			
117-07-017 0		406 S. 4th Ave.	CH
117-07-018 0		222 E. 14th St.	CH
117-07-019 0		220 E. 14th St.	CH
117-07-020 0		417 S. 5th Ave.	CH
117-07-021 0		414 S. 4th Ave.	CH
117-07-022 0		420 S. 4th Ave.	CH
117-07-023 0		419-421 S. 5th Ave.	CH
117-07-024 0		423 S. 5th Ave.	CH
		423 S. Herbert Ave.	CH
117-07-025 0		429 S. 5th Ave.	CH
		429-1/2 S. 5th Ave.	CH
117-07-026 0	Vacant		
117-07-027 0	Vacant		
117-07-028 0		441 S. 4th Ave.	CH
		225 E. 15th St.	CH
117-07-029 0		437-441 S. 5th Ave.	CH
117-07-030 0		219 E. 15th St.	CH
117-07-031 0		445 S. 5th Ave.	CH
BLOCK 109, CITY OF TUCSON			
117-07-032 0		404-408 S. 5th Ave.	CH
117-07-033 0		138-140 E. 14th St.	CH
117-07-034 0		136 E. 14th St.	CH
117-07-035 0		126 E. 14th St.	CH
117-07-036 0		415-435 S. 6th Ave.	CH/CN
117-07-038 0		422 S. 5th Ave.	CH
117-07-041 0		422 S. Arizona Ave.	CH
117-07-042 0		424 S. Arizona Ave.	CH

8.2.1 Armory Park Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
117-07-043 0		424-426 S. 5th Ave.	CH
		425 S. Arizona Ave.	CH
117-07-044 A		438 S. Arizona Ave.	CH
117-07-044 B		436 S. 5th Ave.	CH
117-07-047 0		115 E. 15th St.	CH
117-07-048 0		125-129 E. 15th St.	CH
117-07-049 0		460 S. 5th Ave.	CN
BLOCK 110, CITY OF TUCSON			
117-07-050 0		502-506 S. 5th Ave.	CH
117-07-051 A		120 E. 15th St.	CH
117-07-052 A		505 S. 6th Ave.	CH
117-07-053 A		509 S. 6th Ave.	CH
117-07-054 0		508-512 S. 5th Ave.	CH
117-07-055 0		516 S. 5th Ave.	CH
117-07-056 0		522 S. 5th Ave.	CH
117-07-057 0		515 S. 6th Ave.	CH
117-07-058 0		521 S. 6th Ave.	CH
117-07-059 0		525 S. 6th Ave.	CH
117-07-060 0		530 S. 5th Ave.	CH
		530 S. Arizona Ave.	CH
117-07-061 0		534 S. 5th Ave.	CH
117-07-062 0		527-533 S. 6th Ave.	CH/NHNC
117-07-063 0		541 S. 6th Ave.	CH
117-07-064 0		115 E. 16th St.	CH
117-07-065 0		117-119 E. 16th St.	CH
117-07-066 0		543 S. 6th Ave.	CH
117-07-067 0		125 E. 16th St.	CH
117-07-068 0		544 S. 5th Ave.	CH
BLOCK 111, CITY OF TUCSON			
117-07-069 0		502 S. 4th Ave.	CH
117-07-070 0		226 E. 15th St.	CH
117-07-071 A		220-222 E. 15th St.	CH
117-07-071 B		501 S. 5th Ave.	CN
117-07-072 0		515-517 S. 5th Ave.	CH
117-07-073 0		518-520 S. Herbert Ave.	CH
117-07-074 0		522 S. Herbert Ave.	CH
117-07-075 0		524 S. Herbert Ave.	CH
117-07-076 A		512 S. 4th Ave.	CH

8.2.1 Armory Park Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
117-07-076 B		509 S. Herbert Ave.	CH
117-07-077 0		516 S. 4th Ave.	CH
		525-527 S. Herbert Ave.	CH
117-07-078 0		520 S. 4th Ave.	CH
		529 S. Herbert Ave.	CH
117-07-079 0		526 S. Herbert Ave.	CH
117-07-080 0		530 S. Herbert Ave.	CH
117-07-081 0		521 S. 5th Ave.	CH
117-07-083 0		529 S. 5th Ave.	CH
117-07-084 0		530-532 S. 4th Ave.	CH
117-07-085 0		542-544 S. 4th Ave.	CH
117-07-086 0		535 S. 5th Ave.	CH
117-07-087 0		537 S. 5th Ave.	CH
117-07-088 0		545 S. 5th Ave.	CN
		209 E. 16th St.	CH
117-07-089 0		546 S. 4th Ave.	CH
BLOCK 112, CITY OF TUCSON			
117-07-090 0		350 E. 15th St.	CN
117-07-091 0		330 E. 15th St.	CN
		505 S. 4th Ave.	CH
117-07-092 0		509-513 S. 4th Ave.	CH
117-07-093 A		512 S. 3rd Ave.	CN
117-07-095 A		521 S. 4th Ave.	CH
117-07-095 B	Vacant		
117-07-096 0		523-527 S. 4th Ave.	CH
		526 S. Railroad Ave.	CH
117-07-097 A		528 S. 3rd Ave.	CH
117-07-097 B		529 S. Railroad Ave.	CH
117-07-098 0		536 S. 3rd Ave.	CH
117-07-099 0		546 S. 3rd Ave.	CH
		333-335 & 337-339 E. 16th St.	CH
117-07-100 0		537 S. 4th Ave.	CH
117-07-101 0		545 S. 4th Ave.	CH
BLOCK 116, CITY OF TUCSON			
117-07-103 0	Vacant		
117-07-104 0	Vacant		
117-07-105 0		424 E. 16th St.	CH
117-07-107 0		416 E. 16th St.	CH

8.2.1 Armory Park Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
		620 S. Bean Ave.	CH
117-07-108 0		412 E. 16th St.	CH
117-07-109 0		408 E. 16th St.	CH
117-07-110 0		617 S. 3rd Ave.	CH
117-07-111 0		619 S. 3rd Ave.	CH
117-07-112 0		621 S. 3rd Ave.	CH
117-07-113 0		622 S. Bean Ave.	CH
117-07-114 0		628 S. 2nd Ave.	CH
117-07-115 0		627 S. 3rd Ave.	CH
117-07-116 0		632 S. 2nd Ave.	CH
117-07-117 0		640 S. 2nd Ave.	CH
117-07-118 0		417-419 E. 17th St.	CH
117-07-119 0		415 E. 17th St.	CH
117-07-120 0		641 S. 3rd Ave.	CH
117-07-121 0		645 S. 3rd Ave.	CH
117-07-122 0		425 E. 17th St.	CH/NHNC
117-07-123 0		648 S. 2nd Ave.	CH

BLOCK 117, CITY OF TUCSON

117-07-124 B		604 S. 3rd Ave.	CH
117-07-125 B		336 E. 16th St.	CH
117-07-126 0		334 E. 16th St.	CH
117-07-127 0		330 E. 16th St.	CH/NHNC
117-07-128 0		601-603 S. 4th Ave.	CH
117-07-129 0		605-607 S. 4th Ave.	CH
117-07-130 0		619 S. 4th Ave.	CH
117-07-131 A		606 S. Railroad Ave.	CH
117-07-132 0		614 S. 3rd Ave.	CH
117-07-133 0		620 S. 3rd Ave.	CH
117-07-134 0		622 S. Railroad Ave.	CH
117-07-135 A		621-623 S. 4th Ave.	CH
117-07-136 0		627-629 S. 4th Ave.	CH
		630 S. Railroad Ave.	CH
117-07-137 0		630 S. 3rd Ave.	CH
117-07-138 0		636-638 S. 3rd Ave.	CH
117-07-139 0		639 & 641-643 S. Railroad Ave.	CH
117-07-140 0		637 S. 4th Ave.	CH
		636 S. Railroad Ave.	CH
117-07-141 0		647 S. 4th Ave.	CH
117-07-142 0		646 S. 3rd Ave.	CH

8.2.1 Armory Park Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
BLOCK 118, CITY OF TUCSON			
117-07-143 0		600 S. 4th Ave.	CH
117-07-144 0		230 E. 16th St.	CH
117-07-145 0		601 & 607 S. 5th Ave.	CH
		607-1/2 S. 5th Ave.	CH
		606 S. Herbert Ave.	CH
117-07-146 0		611 S. 5th Ave.	CH/CN
117-07-147 0		610 S. 4th Ave.	NHNC
117-07-148 0		620 S. 4th Ave.	CH/CN
117-07-149 0		619 S. 5th Ave.	CH
117-07-150 0		625 S. 5th Ave.	CH
117-07-151 0		629 S. 5th Ave.	CH
		627 S. Herbert Ave.	CH
117-07-152 0		630 S. 4th Ave.	CH
117-07-153 0		640 S. 4th Ave.	CH
117-07-154 0		233 E. 17th St.	CH
117-07-155 0		227 E. 17th St.	CH
117-07-156 0		631 S. 5th Ave.	CH
		636 S. Herbert Ave.	CH
117-07-157 A		643 S. 5th Ave.	CH
117-07-157 B		647 S. 5th Ave.	CH
117-07-158 0		215 E. 17th St.	CH
117-07-159 0		217 E. 17th St.	CH
117-07-160 0		650 S. 4th Ave.	CH
BLOCK 119, CITY OF TUCSON			
117-07-161 0		600 S. 5th Ave.	CH
117-07-162 0		120 E. 16th St.	CH
117-07-163 0		112-114 E. 16th St.	CH
117-07-164 0		603-605 S. 6th Ave.	CH
117-07-165 0		611 S. 6th Ave.	CH
117-07-166 0		612 S. 5th Ave.	CH
117-07-167 0		618 S. 5th Ave.	CH
117-07-168 0		620 S. 5th Ave.	CH
117-07-169 0		619 S. 6th Ave.	CN
		621 S. 6th Ave.	CH
		627 S. 6th Ave.	NHNC
117-07-170 0		617 S. 6th Ave.	NHNC
117-07-171 0		629 S. 6th Ave.	CH
117-07-172 0		632 S. 5th Ave.	CH/NHNC

8.2.1 Armory Park Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
117-07-173 0		634 S. 5th Ave.	CH
117-07-174 0		631-639 S. 6th Ave.	CH
		631 S. Arizona Ave.	CH
117-07-175 0		647 S. 6th Ave.	CH
117-07-176 0		106 E. 17th St.	CH
117-07-177 0		644 S. 5th Ave.	CH

BLOCK 122, CITY OF TUCSON

117-07-210 A		148 E. 17th St.	CH
117-07-211 C		140 E. 17th St.	CH
117-07-212 0		132 E. 17th St.	CN
117-07-213 0		105 E. 17th St.	CH
117-07-214 0		705 S. 6th Ave.	CH
		102 E. 17th St.	CH
117-07-215 0		707-709 S. 6th Ave.	CH
117-07-216 A		711 S. 6th Ave.	CN
117-07-218 0		720 S. 5th Ave.	I
117-07-222 0		725 S. 6th Ave.	NHNC
117-07-224 0		738 S. 5th Ave.	CH
117-07-225 0		735 S. 6th Ave.	CH
117-07-226 0		747 S. 6th Ave.	CH
117-07-227 0		742-744 S. 5th Ave.	CH

BLOCK 123, STARR'S RESUB, CITY OF TUCSON

117-07-285 0	Vacant		
117-07-286 0	Vacant		
117-07-287 0	Vacant		
117-07-288 0		218 E. 17th St.	CH
117-07-289 0		216 E. 17th St.	CH
117-07-290 0		212 E. 17th St.	CH
117-07-291 0		701-703 S. 5th Ave.	CH
117-07-292 0		715-717 S. 5th Ave.	CH
117-07-293 0		723 S. 5th Ave.	CH
117-07-294 0		724-728 S. Herbert Ave.	CH
117-07-295 0		730-734 S. Herbert Ave.	CH
117-07-296 0		725-729 S. 5th Ave.	CH
117-07-297 A	Vacant		
117-07-297 B		748 S. 4th Ave.	CN
117-07-298 A		731 S. 5th Ave.	CN
117-07-298 B		736 S. Herbert Ave.	CN

8.2.1 Armory Park Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
117-07-299 0		733 S. 5th Ave.	CH
		740-742 S. Herbert Ave.	CH
117-07-300 0	Vacant		
117-07-301 0		749 S. 5th Ave.	CH
117-07-302 0		215 E. 18th St.	CH
117-07-303 0		731-735 S. Herbert Ave.	NHNC
117-07-304 0		722 S. 4th Ave.	CH
117-07-305 0	Vacant		

BLOCK 124, CITY OF TUCSON

117-07-228 0		702 S. 3rd Ave.	CH
117-07-229 0		326 E. 17th St.	CH
117-07-230 0		320 E. 17th St.	CH/CN
117-07-231 0		300-310-316 E. 17th St.	CH
117-07-232 0	Easement		
117-07-233 0		714 S. 3rd Ave.	CH
117-07-234 0		720 S. 3rd Ave.	CH
117-07-235 0	Easement		
117-07-236 0		719 S. 4th Ave.	CH
117-07-237 0		727-729 S. 4th Ave.	CH
117-07-238 0		731 S. 4th Ave.	CH
117-07-239 0		731-733 S. Railroad Ave.	CH
117-07-240 0		728 S. 3rd Ave.	CH
117-07-241 0		732 S. 3rd Ave.	CH
117-07-242 0		736 S. 3rd Ave.	CH
117-07-243 0		742 S. 3rd Ave.	CH
117-07-244 0		741 S. 4th Ave.	CH
117-07-245 0		749 S. 4th Ave.	CH
117-07-246 0		321 E. 18th St.	CH
117-07-247 0		331 E. 18th St.	CH
117-07-248 0		337 E. 18th St.	CH
		744 S. 3rd Ave.	CH

BLOCK 125, CITY OF TUCSON

117-07-249 0		704 S. 2nd Ave.	CH
117-07-250 0		428 E. 17th St.	CH
117-07-251 0		426 E. 17th St.	CH
117-07-252 A		701 S. 3rd Ave.	CH
		404 E. 17th St.	CH
117-07-252 B		420-422 E. 17th St.	CH

8.2.1 Armory Park Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
117-07-253 A		707-709 S. 3rd Ave.	CH
117-07-254 0	Vacant		
117-07-255 0		706 S. 2nd Ave.	CH
117-07-256 0		710 S. 2nd Ave.	CH
117-07-257 0		707-709 S. Bean Ave.	CH
117-07-258 A		715 S. 3rd Ave.	CH
117-07-258 B	Vacant		
117-07-259 0		720 S. 2nd Ave.	CH
117-07-260 0		730-732 S. 2nd Ave.	CN
		728 S. Bean Ave.	CN
117-07-261 0		727-729 S. 3rd Ave.	CH
117-07-262 0		733 S. 3rd Ave.	CH
117-07-263 0		741 S. 3rd Ave.	CH
		419 E. 18th St.	CH
		419-1/2 E. 18th St.	CH
117-07-264 0		435 E. 18th St.	I
117-07-267 0	Vacant		
117-07-268 0		415 E. 18th St.	CH

BLOCK 126, CITY OF TUCSON

117-07-271 0	Vacant		
117-07-272 0		516 E. 17th St.	CH
117-07-274 A		502 E. 17th St.	CH
117-07-275 0		707 S. 2nd Ave.	CH
117-07-276 0		717 S. 2nd Ave.	CH
117-07-277 0		721 S. 2nd Ave.	CH
117-07-279 0		731 S. Jacobus Ave.	CH
117-07-281 0		729 S. 2nd Ave.	CH
117-07-282 0		739 S. 2nd Ave.	CH
117-07-283 0		739 (Rear) S. 2nd Ave.	CH
117-07-284 0		749 S. 2nd Ave.	CH

BLOCK 127, CITY OF TUCSON

117-08-002 0		520 E. 18th St.	CH
117-08-003 0		516 E. 18th St.	CH
117-08-004 0		510 E. 18th St.	CH
117-08-005 0		502 E. 18th St.	CH
117-08-006 0		821 S. 2nd Ave.	CH
117-08-007 0		823 S. 2nd Ave.	CH
117-08-009 0		826 S. Jacobus Ave.	CH

8.2.1 Armory Park Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
117-08-010 0		825 S. 2nd Ave.	CH
117-08-011 0		831 S. 2nd Ave.	CH
		831 S. Jacobus Ave.	CH
117-08-012 0		519 E. 19th St.	CH
117-08-014 0		849 S. 2nd Ave.	CH

BLOCK 128, CITY OF TUCSON

117-08-016 0		802 S. 2nd Ave.	CH
117-08-017 A		430 E. 18th St.	CH
		430-1/2 E. 18th St.	CH
117-08-017 B		426-428 E. 18th St.	CH
117-08-018 0		420 E. 18th St.	CH
117-08-020 A		801 S. 3rd Ave.	CH
117-08-021 A		806 S. Bean Ave.	CH
117-08-021 C		807 S. 3rd Ave.	CH
117-08-022 0		815 S. Bean Ave.	CH
117-08-023 0		814 S. 2nd Ave.	CH
117-08-024 0		820 S. 2nd Ave.	CH
117-08-025 0		811 S. 3rd Ave.	CH
117-08-026 0		815 S. 3rd Ave.	CH
117-08-027 0		817 S. 3rd Ave.	CH/CN
117-08-028 0		826 S. 2nd Ave.	CH
117-08-029 0		838 S. 2nd Ave.	CH
117-08-030 0		821-825 S. 3rd Ave.	CH
117-08-031 0		837 S. 3rd Ave.	CH
117-08-032 0		419 E. 19th St.	CH
117-08-033 0		427 E. 19th St.	CH
117-08-034 0		846-848 S. 2nd Ave.	CH

BLOCK 129, CITY OF TUCSON

117-08-035 0		346 E. 18th St.	CH
117-08-036 0		342 E. 18th St.	CH
117-08-037 0		330 E. 18th St.	NHNC
117-08-038 0		320-322 E. 18th St.	CH
117-08-039 0		803-807 S. 4th Ave.	CH
117-08-040 0		811 S. 4th Ave.	CH
117-08-041 A		814 S. 3rd Ave.	CH
117-08-041 B		814 S. Railroad Ave.	CH
117-08-042 0		820 S. 3rd Ave.	CH
117-08-043 0		820 S. Railroad Ave.	CH

8.2.1 Armory Park Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
117-08-044 0		821 S. 4th Ave.	CH
117-08-045 0		825 S. 4th Ave.	CH
117-08-046 0		822 S. 3rd Ave.	CH
117-08-047 0		826 S. 3rd Ave.	CH
117-08-048 0		825 S. Railroad Ave.	CH
117-08-049 A		837 S. Railroad Ave.	CH
117-08-051 0		847-849 S. 4th Ave.	CN
117-08-052 0		365 E. 19th St.	CH
117-08-053 0		830 S. 3rd Ave.	CH
BLOCK 130, CITY OF TUCSON			
117-08-054 0		802 S. 4th Ave.	CH
117-08-055 0		808 S. 4th Ave.	CH
117-08-056 0		222 E. 18th St.	CH
117-08-057 0		803 S. 5th Ave.	CH
117-08-058 0		813 S. 5th Ave.	CH
117-08-059 0		806 S. Herbert Ave.	CH
117-08-060 0		810 S. Herbert Ave.	CH
117-08-061 0		810 S. 4th Ave.	CH
117-08-062 0		812-814 S. 4th Ave.	CH
117-08-063 D		822 S. 4th Ave.	CH
117-08-064 0		812 S. Herbert Ave.	CH
117-08-065 0		819 S. 5th Ave.	CH
117-08-066 0		819-1/2 S. 5th Ave.	CH
117-08-067 A		818 S. Herbert Ave.	CH
117-08-068 0		827 S. Herbert Ave.	CH
117-08-069 0		824 S. 4th Ave.	CH
117-08-070 A		840 S. 4th Ave.	CH
117-08-071 0		840 S. Herbert Ave.	CH
117-08-072 A		821 S. 5th Ave.	CH
117-08-073 0		847 S. 5th Ave.	CH
117-08-074 0		215 E. 19th St.	CH
117-08-075 A		848 S. 4th Ave.	CH
117-08-075 B		848 S. 4th Ave.	CN
BLOCK 131, CITY OF TUCSON			
117-08-076 0	Vacant		
117-08-081 0		812 S. 5th Ave.	CH
117-08-082 0		822 S. 5th Ave.	CH
117-08-083 0		818-820 S. Arizona Ave.	CH

8.2.1 Armory Park Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
117-08-087 0		827 S. Arizona Ave.	CH
117-08-088 0		828 S. 5th Ave.	CH
117-08-089 0		844 S. 5th Ave.	CH
117-08-092 0		850 S. 5th Ave.	CN
BLOCK 226, CITY OF TUCSON			
117-13-174 0		204-214 S. Scott Ave.	CH
BLOCK 231, CITY OF TUCSON			
117-14-072 A		260 S. Scott Ave.	NHNC
117-14-073 B		31-33 & 35 E. McCormick St.	CH
117-14-078 A		330 S. Scott Ave.	CH
117-14-080 A		336-340 S. Scott Ave.	CH
117-14-083 0		344 S. Scott Ave.	CH
117-14-084 0		346 S. Scott Ave.	CH
BLOCK 232, CITY OF TUCSON			
117-14-085 0		408 S. 6th Ave.	CH
117-14-086 0		40 E. 14th St.	CH
117-14-090 0		410 S. 6th Ave.	CH
117-14-091 0		35 E. 15th St.	CH
117-14-092 0		35 E. 15th St.	CH
117-14-094 0		385 S. Stone Ave.	CH
117-14-095 0		35 E. 15th St.	CH
117-14-096 0		35 E. 15th St.	CH
117-14-097 0		25 E. 15th St.	CH
117-14-098 0		23 E. 15th St.	CH
117-14-100 0		19 E. 15th St.	CH
117-14-101 0		417-419 S. Stone Ave.	CH
BLOCK 238, CITY OF TUCSON			
117-14-200 0		502 S. 6th Ave.	CH
117-14-201 0		28 E. 15th St.	CH
117-14-202 0		24 E. 15th St.	CH
117-14-203 0		16 E. 15th St.	CH
117-14-204 0		443 S. Stone Ave.	CH
117-14-205 B		447 S. Stone Ave.	CH
117-14-207 0		512 S. Russell Ave.	CH

8.2.1 Armory Park Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
117-14-208 A		516 S. Russell Ave.	CH
117-14-209 0		512-514 S. 6th Ave.	CH
		511 S. Russell Ave.	CN
117-14-210 0		522 S. 6th Ave.	CH
117-14-211 0		521-523 S. Russell Ave.	CH
117-14-213 0		475 S. Stone Ave.	CH
		522 S. Russell Ave.	CH
117-14-215 0		526-528 S. 6th Ave.	CH
117-14-216 A		538 S. 6th Ave.	CN
		535 S. Russell Ave.	CN
117-14-220 0		545 S. Russell Ave.	CH
117-14-221 0		544 S. 6th Ave.	CH
BLOCK 258, CITY OF TUCSON			
117-17-032 0		71 E. 13th St.	CH
117-17-033 0		36-39 E. 13th St.	CH
117-17-034 0		273 S. Scott Ave.	CH
117-17-035 0		277 S. Scott Ave.	CH
117-17-036 0		314 S. 6th Ave.	NHNC
		316 S. 6th Ave.	CH
117-17-037 0		324 S. 6th Ave.	CH
117-17-038 0		281-283 S. Scott Ave.	CH
117-17-039 0		285 S. Scott Ave.	CH
117-17-040 0		287 S. Scott Ave.	CH
		287-1/2 S. Scott Ave.	CH
117-17-041 0		334 S. 6th Ave.	CH
117-17-042 0		344 S. 6th Ave.	CH
117-17-043 0		346-348 S. 6th Ave.	CH
		81-83 E. 14th St.	CH
117-17-044 0		343 S. Scott Ave.	CH
BLOCK 259, CITY OF TUCSON			
117-17-045 0		200 E. 13th St.	NHNC
117-17-046 0			I
117-17-047 0			I
117-17-048 0		307 S. 6th Ave.	CH
117-17-049 0		315 S. 6th Ave.	CN
117-17-050 0		321 S. 6th Ave.	CH
		320 S. Arizona Ave.	CH
117-17-052 0		333 S. 6th Ave.	I

8.2.1 Armory Park Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
117-17-054 0		337 S. 6th Ave.	CH
117-17-055 0		345-347 S. 6th Ave.	CH
117-17-056 0		115 E. 14th St.	CH
117-17-057 0		117 E. 14th St.	CH
BLOCK 260, CITY OF TUCSON			
117-17-058 0		220 S. 6th Ave.	CH/NHNC
		220 S. 6th Ave.	CH
BLOCK 261, CITY OF TUCSON			
117-07-059 0		200 (Block) S. 5th Ave.	CH
117-07-060 0		220 S. 5th Ave.	CN

8.2.2 Barrio Historico Historic District.

A. Established: April 28, 1975, by Ordinance No. 4307.
Amended: August 7, 1995, by Ordinance No. 8555.
Amended: November 27, 1995, by Ordinance No. 8611.

B. Boundaries and Location: The boundaries and location of the Barrio Historico Historic District are as designated on Map 2-2.

C. List of **HISTORIC LANDMARK, CONTRIBUTING-HISTORIC (CH), CONTRIBUTING-NONHISTORIC (CN), NONCONTRIBUTING (NHNC), and INTRUSION (I).**

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
BLOCK 120, CITY OF TUCSON			
117-07-181 0		127 W. 17th St.	CH
117-07-182 0		129 W. 17th St.	CH
117-07-183 0		135 W. 17th St.	CH
117-07-184 0		141 W. 17th St.	CH
117-07-185 0	Vacant		
117-07-186 0		567 S. 8th Ave.	CH
117-07-187 0	Vacant		
117-07-188 0		708 S. Rubio Ave.	CH

8.2.2 Barrio Historico Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
BLOCK 221, CITY OF TUCSON			
117-13-072 0		357 W. Simpson St.	CH
117-13-095 B		354-356 S. Main Ave.	CH
117-13-097 0	Parking Lot		
117-13-098 0	El Tiradito Wishing Shrine	418 S. Main Ave.	LANDMARK
117-13-099 0		420 S. Main Ave.	CH
117-13-100 0		424 S. Main Ave.	CN
BLOCK 228, CITY OF TUCSON			
117-14-014 A		201-203 W. Cushing St.	NHNC
		310 S. Meyer Ave.	CN
117-14-015 0		384-388 S. Meyer Ave.	CH
117-14-017 0	Vacant		
117-14-019 0		207-211 W. Simpson St.	CH
117-14-020 0		319 W. Simpson St.	CH
117-14-022 0		373-381 S. Main Ave.	CH
117-14-023 0		361 S. Main Ave.	CH
117-14-024 0		351 S. Main Ave.	CH
BLOCK 233, CITY OF TUCSON			
117-14-102 0	Parking Lot		
117-14-103 0		340 S. Stone Ave.	NHNC
117-14-104 0		376 S. Stone Ave.	CH/CN
117-14-105 0		38-40 W. Cushing St.	CH
117-14-106 0	Parking Lot		
117-14-107 0		58 W. Cushing St.	CH
117-14-108 C		62-70 W. Cushing St.	CH
117-14-109 0		78 W. Cushing St.	CH
117-14-110 0		287-297 S. Convent Ave.	CH
117-14-111 0		305-307 S. Convent Ave.	CH
117-14-112 0		317 S. Convent Ave.	CH
117-14-113 0	Parking Lot		
117-14-114 0		69-91 W. Simpson St.	CH
117-14-116 0		63-65 W. Simpson St.	CH
117-14-117 0		53 W. Simpson St.	CH
117-14-118 0		43 W. Simpson St.	CH/CN
117-14-119 0		25 W. Simpson St.	CH

8.2.2 Barrio Historico Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
117-14-120 0		388 S. Stone Ave.	CH
117-14-121 0		396 S. Stone Ave.	CH
BLOCK 234, CITY OF TUCSON			
117-14-122 0		292-296 S. Convent Ave.	CH
117-14-125 0		310-314 S. Convent Ave.	CH
117-14-126 0		102 W. Cushing St.	CH
117-14-127 0	Parking Lot		
117-14-128 0		316-318 S. Convent Ave.	CH/CN
		130 W. Cushing St.	CN
117-14-129 0	Parking Lot		
117-14-130 0	Parking Lot		
117-14-131 0		198 W. Cushing St.	CH
117-14-132 0		363 S. Meyer Ave.	CH
117-14-134 0		371-379 S. Meyer Ave.	CH/CN
117-14-135 0	Vacant		
117-14-136 0		135-139 & 141-147 W. Simpson St.	CH
117-14-137 0		330-332 S. Convent Ave.	CH/CN
117-14-138 A		334-340 S. Convent Ave.	CN
117-14-141 0		101 W. Simpson St.	CH
BLOCK 235, CITY OF TUCSON			
117-14-142 0	Vacant		
117-14-143 0	Vacant		
117-14-144 0	Vacant		
117-14-145 0	Vacant		
117-14-146 0		196 W. Simpson St.	CH
117-14-147 0	Parking Lot		
117-14-148 0	Parking Lot		
117-14-149 0	Parking Lot		
117-14-150 0		453 S. Main Ave.	CH
117-14-151 0		485 S. Main Ave.	CH
117-14-152 0		235 W. Kennedy St.	CH
117-14-153 0		221 W. Kennedy St.	CH
117-14-154 0	Vacant		
117-14-155 0	Vacant		

8.2.2 Barrio Historico Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
BLOCK 236, CITY OF TUCSON			
117-14-156 0		116 W. Simpson St.	CH
		364-370 S. Convent Ave.	CH
117-14-157 0		382 S. Convent Ave.	CH
117-14-158 0		136 W. Simpson St.	CH
117-14-159 0		150 W. Simpson St.	CH
117-14-160 0		415 S. Meyer Ave.	CH
117-14-161 0		417 S. Meyer Ave.	CN
117-14-162 A	Vacant		
117-14-163 A		447-449 S. Meyer Ave.	CH
117-14-164 0	Vacant		
117-14-165 0		155-157 W. Kennedy St.	CH
117-14-166 0		149 W. Kennedy St.	CH
117-14-167 A		396 S. Convent Ave.	CH/CN
117-14-167 C		394 S. Convent Ave.	CN
117-14-167 D		392 S. Convent Ave.	CN
117-14-169 0		145 W. Kennedy St.	CH
117-14-172 C		408 S. Convent Ave.	CH/CN
117-14-172 D		136 W. Kennedy St.	CN
117-14-174 0		418 S. Convent Ave.	CH
BLOCK 237, CITY OF TUCSON			
117-14-176 0		350 S. Stone Ave.	CH
117-14-177 0		454 S. Stone Ave.	NHNC
117-14-178 0		24-28 W. Simpson St.	CH
117-14-179 0		38 W. Simpson St.	CH
117-14-180 0		46 W. Simpson St.	CH
117-14-181 0		54-64 W. Simpson St.	CH
117-14-183 0		92 W. Simpson St.	CH
117-14-184 0		355 S. Convent Ave.	CH
117-14-185 0		371 S. Convent Ave.	CN
117-14-186 0		387-391 S. Convent Ave.	CH
117-14-187 A		391-395 S. Convent Ave.	CH
117-14-189 A		413 S. Convent Ave.	CN
117-14-191 A		89 W. Kennedy St.	NHNC
117-14-192 0	Vacant		
117-14-193 0		61 W. Kennedy St.	CH
117-14-194 0	Vacant		
117-14-195 0		59 W. Kennedy St.	CH

8.2.2 Barrio Historico Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
117-14-196 0		53 W. Kennedy St.	CH
117-14-197 0		49 W. Kennedy St.	CH
117-14-198 A		21-31 W. Kennedy St.	CH
117-14-199 A		482 S. Stone Ave.	CH
BLOCK 240, CITY OF TUCSON			
117-14-237 0		504 S. Stone Ave.	CH
117-14-239 0		34-38 W. Kennedy St.	CH
117-14-240 0		42 W. Kennedy St.	CH
117-14-241 0		46-48 W. Kennedy St.	CH
117-14-242 0	Vacant		
117-14-243 0		56 W. Kennedy St.	CH
117-14-245 0		60 W. Kennedy St.	CH
117-14-246 0		74 W. Kennedy St.	CH
117-14-247 0		78 W. Kennedy St.	CH/CN
117-14-248 A		86-92 W. Kennedy St.	CH
117-14-249 0		441-447 S. Convent Ave.	CN
117-14-250 A		501 S. Convent Ave.	CN
117-14-251 0		459 S. Convent Ave.	CH
117-14-252 A		463 S. Convent Ave.	CH
117-14-252 B		467 S. Convent Ave.	CH
117-14-253 0		469-471 S. Convent Ave.	CH
117-14-254 0		473-481 S. Convent Ave.	CH
117-14-255 0	Vacant		
117-14-256 0	Vacant		
117-14-264 0		499 S. Convent Ave.	CH
117-14-265 0		483 S. Convent Ave.	CH/CN
117-14-266 0		517 S. Convent Ave.	CH
117-14-267 0	Vacant		
117-14-268 0	Vacant		
117-14-269 0		519 S. Convent Ave.	CH
117-14-271 0		531 S. Convent Ave.	CH
117-14-273 0		116 W. 17th St.	CH
117-14-274 0		128 & 136 W. 17th St.	CH
117-14-275 0		503 S. Convent Ave.	CH
117-14-276 0		507 S. Convent Ave.	CH
117-14-277 0		44 W. 17th St.	CH/NHNC

8.2.2 Barrio Historico Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
BLOCK 241, CITY OF TUCSON			
117-14-283 0		436 S. Convent Ave.	CH
117-14-285 0		140 W. Kennedy St.	CH
117-14-286 0		150 W. Kennedy St.	CH
117-14-287 0		168 W. Kennedy St.	CH
		487 S. Meyer Ave.	CH
117-14-288 0		499 S. Meyer Ave.	CH
117-14-289 0		505 S. Meyer Ave.	CH
117-14-290 0	Vacant		
117-14-291 0		509-511 S. Meyer Ave.	CH
117-14-292 0		525 S. Meyer Ave.	CH
117-14-294 0		529 S. Meyer Ave.	CH
117-14-295 B		482-484 S. Convent Ave.	CH
117-14-296 0		492-494 S. Convent Ave.	CH
117-14-297 0		496 S. Convent Ave.	CH
117-14-298 B		500-502 S. Convent Ave.	CH
117-14-299 A		504-506 S. Convent Ave.	CH
117-14-300 0		551-557 S. Meyer Ave.	CH
117-14-301 0		555 S. Meyer Ave.	CH
117-14-303 0		541-545 S. Meyer Ave.	CH
117-14-307 B		180 W. 17th St.	CN
117-14-308 A		510 S. Convent Ave.	CH
117-14-309 0	Vacant		
BLOCK 242, CITY OF TUCSON			
117-14-312 0		486-498 S. Meyer Ave.	CH
117-14-313 0	Vacant		
117-14-314 0		517 & 529 S. Main Ave.	CH
117-14-315 0		531 S. Main Ave.	CH
117-14-318 0		537 S. Main Ave.	CH
117-14-319 0		541 S. Main Ave.	CH
117-14-320 0		579 S. Main Ave.	CH
117-14-321 0	Vacant		
117-14-322 0	Vacant		
117-14-325 0		589 S. Main Ave.	CN
		580 S. Ninth Ave.	CN
117-14-326 0	Vacant		
117-14-327 C		623 S. Main Ave.	CH
117-14-329 0		600 S. Meyer Ave.	CH
117-14-331 0		526 S. Ninth Ave.	CH

8.2.2 Barrio Historico Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
117-14-333 0		530 S. Ninth Ave.	CH
117-14-334 0	Vacant		
117-14-336 0	Vacant		
117-14-337 0		661 S. Main Ave.	CH
117-14-338 0		534 S. Ninth Ave.	CH
117-14-339 0	Vacant		
117-14-340 0	Vacant		
117-14-341 0	Vacant		
117-14-342 0		554 S. Meyer Ave.	CH
117-14-343 0	Vacant		
117-14-344 0		524 S. Meyer Ave.	CH
117-14-346 0		508-522 S. Meyer Ave.	CH
117-14-347 0	Vacant		
117-14-349 0	Vacant		
117-14-425 0	Vacant		
117-14-426 0		671 S. Ninth Ave.	CN
117-14-427 0		651 S. Ninth Ave.	CN
117-14-428 0		631 S. Ninth Ave.	CN
117-14-429 0		601 S. Ninth Ave.	CN
117-14-430 0		590 S. Ninth Ave.	CN
117-14-431 0	Vacant		
117-14-432 0		570 S. Ninth Ave.	CH
117-14-433 0		560 S. Ninth Ave.	CN
117-14-434 0	Common Area		

BLOCK 243, CITY OF TUCSON

117-14-350 0		440 S. Main Ave.	CH
117-14-351 0		448 S. Main Ave.	CH
117-14-352 0		530 S. Main Ave.	CN
117-14-353 0		562-564 S. Main Ave.	CH
117-14-354 B		570 S. Main Ave.	CH
117-14-384 0	Vacant		
117-14-385 0	Vacant		
117-14-386 0		582 S. Main Ave.	CH
		582 1&2 S. Main Ave.	CH
117-14-389 0		580 S. Main Ave.	CH
117-14-390 0	Vacant		
117-14-391 0		420 1&2 W. 17th St.	CN
117-14-395 0		460 W. 17th St.	CH

8.2.2 Barrio Historico Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
BLOCK 245, CITY OF TUCSON			
117-14-358 0		630 S. Main Ave.	CH
117-14-359 0		664 S. Main Ave.	CH
117-14-360 0		668 S. Main Ave.	CH
117-14-361 0	Vacant		
117-14-362 0		372 W. 18th St.	CH
117-14-363 0		419 W. 18th St.	CH
117-14-364 0		416 W. 18th St.	CH
117-14-365 E		418 W. 18th St.	CH
117-14-367 0		438 W. 18th St.	CH
117-14-369 A		733 S. Osborne Ave.	CH
117-14-370 0	Vacant		
117-14-371 0	Vacant		
117-14-372 0	Vacant		
117-14-373 0		704 S. Osborne Ave.	CH/CN
117-14-374 0		449 W. 17th St.	CH
117-14-375 0		505 W. 17th St.	CH
117-14-376 0		706 S. Osborne Ave.	CN
117-14-377 0		708 S. Osborne Ave.	CH
117-14-378 0		715 S. 11th Ave.	CH
117-14-379 0		719 S. 11th Ave.	CH
117-14-380 0		730 S. Osborne Ave.	CH
117-14-381 0		732 S. Osborne Ave.	CH
117-14-382 0		734 S. Osborne Ave.	CH
117-14-383 A		508 W. 18th St.	CH
BLOCK 246, CITY OF TUCSON			
117-14-396 0		614 S. Meyer Ave.	CH
117-14-397 0	Vacant		
117-14-398 0	Vacant		
117-14-399 0		684 S. Meyer Ave.	CH
BLOCK 247, CITY OF TUCSON			
117-14-400 0		677-685 S. Meyer Ave.	CH
117-14-401 0		669 S. Meyer Ave.	CH
117-14-402 0	Vacant		
117-14-403 0	Vacant		
117-14-404 0		641 S. Meyer Ave.	CH
117-14-405 0		633 S. Meyer Ave.	CH

8.2.2 Barrio Historico Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
117-14-406 0		601-611 S. Meyer Ave.	CH
117-14-407 0		209-217 S. 8th Ave.	CH
		562 S. 8th Ave.	CH
117-14-410 0	Vacant		
117-14-413 0		600-610 S. 8th Ave.	CH
117-14-414 0	Vacant		
BLOCK 7, SOUTHWESTERN ADDITION			
117-18-054 0	Vacant		
117-18-055 0	Vacant		
117-18-056 0		403 S. El Paso Ave.	CH
117-18-057 0		437 S. El Paso Ave.	CH
117-18-058 0	Vacant		
117-18-060 A		340 W. Simpson St.	CH
117-18-061 0	Vacant		
117-18-062 0		421 S. El Paso Ave.	CN
117-18-063 0		350 W. Simpson St.	CH/NHNC
BLOCK 8, SOUTHWESTERN ADDITION			
117-18-064 0		546 W. Simpson St.	CH
117-18-065 0		440 W. Simpson St.	CH
117-18-066 0		438 W. Simpson St.	CH
117-18-067 0		426 W. Simpson St.	CH
117-18-068 0		430 W. Simpson St.	CH
117-18-069 0		416 W. Simpson St.	CH/CN
117-18-070 0		410 W. Simpson St.	CH
117-18-071 0		402 W. Simpson St.	CH
BLOCK 1, BALL PARK SUBDIVISION			
117-18-079 0		448 W. Rosales St.	CH
117-18-080 0	Vacant		
117-18-081 0	Vacant		
117-18-082 0		428 W. Rosales St.	CH
117-18-083 0	Vacant		
117-18-084 0		412 W. Rosales St.	CH
117-18-085 0		410 W. Rosales St.	CH
117-18-086 0		400 W. Rosales St.	CH

8.2.2 Barrio Historico Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
BLOCK 2, BALL PARK SUBDIVISION			
117-18-087 0		442 S. El Paso Ave.	CH
117-18-088 0		409 W. Rosales St.	CH
117-18-089 0		411 W. Rosales St.	CH
117-18-090 0		427 W. Rosales St.	CH
117-18-091 0		429 W. Rosales St.	CH
117-18-092 0		431 W. Rosales St.	NHNC
117-18-093 0		433 W. Rosales St.	CH
117-18-094 0	Vacant		
117-18-095 0	Vacant		
BLOCK 1, ELYSIAN GROVE			
117-19-001 0		400 W. Simpson St.	CH
117-19-003 0		408 W. Simpson St.	CH
117-19-005 0		420 S. Samaniego Ave.	CH
117-19-006 0		428 S. Samaniego Ave.	CH
117-19-007 0	Vacant		
117-19-008 0		521 S. Elias Ave.	CN
117-19-009 0	Vacant		
117-19-010 0	Vacant		
117-19-011 0		423 S. Elias Ave.	NHNC
117-19-012 0		427 S. Elias Ave.	CN
117-19-013 0		550 S. Samaniego Ave.	CH
117-19-014 0		552 S. Samaniego Ave.	CN
117-19-015 0		431 S. Elias Ave.	CN
117-19-017 0	Vacant		
117-19-020 A		441 S. Elias Ave.	CN
117-19-021 0		445 S. Elias Ave.	CH
117-19-022 0		560 S. Samaniego Ave.	CN
117-19-023 0		570 S. Samaniego Ave.	CN
117-19-025 0		449 S. Elias Ave.	CH
BLOCK 2, ELYSIAN GROVE			
117-19-026 0		445 W. Simpson St.	CH/I
117-19-027 0		455 W. Simpson St.	CH
117-19-028 0		505 S. Otero Ave.	CN
117-19-029 0		412 S. Elias Ave.	CN
117-19-030 0		416 S. Elias Ave.	CH
117-19-031 0		511 S. Otero Ave.	CN

8.2.2 Barrio Historico Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
117-19-032 0	Vacant		
117-19-033 0		436 S. Elias Ave.	CH
117-19-034 0	Vacant		
117-19-035 0		431 S. Otero Ave.	CN
117-19-036 0		455 S. Otero Ave.	CN
117-19-037 0		432 S. Elias Ave.	CH
117-19-038 0		434 S. Elias Ave.	CH
117-19-039 0		435 S. Otero Ave.	CN
117-19-040 0		439 S. Otero Ave.	CN
117-19-042 0		438 S. Elias Ave.	CH
117-19-043 0		445 S. Otero Ave.	CN
117-19-046 0		446 S. Elias Ave.	CH
117-19-047 0		529 S. Otero Ave.	CH
BLOCK 3, ELYSIAN GROVE			
117-19-048 0	Vacant		
117-19-049 0	Vacant		
117-19-050 0	Vacant		
117-19-051 0	Vacant		
117-19-052 0		426 S. Otero Ave.	CH/CN
117-19-054 0		438 S. Otero Ave.	CH
117-19-056 0		452 S. Otero Ave.	CH
117-19-057 0		456 S. Otero Ave.	CH
117-19-058 0		460 S. Otero Ave.	CN
BLOCK 4, ELYSIAN GROVE			
117-19-061 0	Vacant		
117-19-062 0		502 W. 17th St.	CH
117-19-063 0		506 W. 17th St.	CH
117-19-064 0		407 W. Carrillo St.	CH
117-19-065 0		415 W. Carrillo St.	CN
117-19-066 0		514A W. 17th St.	CH
117-19-067 0		514B W. 17th St.	CH
117-19-068 0		503 W. Carrillo St.	CH
117-19-069 0		525 W. Carrillo St.	CH
117-19-070 0		516 W. 17th St.	CH
117-19-071 0		516 W. 17th St.	CH
117-19-072 0	Vacant		
117-19-073 0		521 W. Carrillo St.	CH/CN
117-19-074 0		518 W. 17th St.	CH

8.2.2 Barrio Historico Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
117-19-075 0		520 W. 17th St.	CH
117-19-076 0		531 W. Carrillo St.	CN
117-19-077 0		535 W. Carrillo St.	CH
117-19-078 0		534 W. 17th St.	CH
117-19-079 0		524 W. 17th St.	CH
117-19-080 0		537 W. Carrillo St.	CH
117-19-081 0		545 W. Carrillo St.	CN
117-19-082 0		538 W. 17th St.	CH

8.2.3 El Presidio Historic District.

A. Established: February 24, 1975, by Ordinance No. 4328.
Amended: October 3, 1983, by Ordinance No. 5880.
Amended: June 12, 1995, by Ordinance No. 8520.
Amended: July 10, 1995, by Ordinance No. 8544.
Amended: August 7, 1995, by Ordinance No. 8555.

B. Boundaries and Location: The boundaries and location of the El Presidio Historic District are as designated on Map 2-3.

C. List **of HISTORIC LANDMARK, CONTRIBUTING-HISTORIC (CH), CONTRIBUTING-NONHISTORIC (CN), NONCONTRIBUTING (NHNC), and INTRUSION (I).**

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
116-19-044 A		402 N. Main Ave.	CH
BLOCK 6, GOLDSCHMIDT'S ADDITION			
116-19-050 0		378 N. Main Ave.	CH
116-19-051 0		340 N. Main Ave.	CH
116-19-052 0		325 W. Franklin St.	CH
116-19-053 A		329 W. Franklin St.	CH
116-19-053 B		329 N. Granada Ave.	CN
BLOCK 11, GOLDSCHMIDT'S ADDITION			
116-19-067 C		300 N. Main Ave.	CH
116-19-067 B		330 W. Franklin St.	I
116-19-068 0		343 W. Franklin St.	CH

8.2.3 El Presidio Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
116-19-070 0		262 N. Main Ave.	CH/NHNC
116-19-072 0		252 N. Main Ave.	CH
116-19-074 0		233 N. Main Ave.	CH
BLOCK 172, CITY OF TUCSON			
117-10-003 0		433 N. Main Ave.	CH
117-10-004 0		427 N. Main Ave.	CH
117-10-005 0		309 W. Sixth St.	CH
117-10-006 0		307 W. Sixth St.	CH
117-10-007 0	Vacant		
117-10-008 A		423-425 N. Main Ave.	CH
117-10-009 A		417-419 N. Main Ave.	CH
117-10-010 A		385 N. Main Ave.	CH
117-10-013 0		347 N. Main Ave.	CH
117-10-014 0		333-335 N. Main Ave.	CH
117-10-015 0		317-319 N. Main Ave.	CH
117-10-016 0		239-241 W. Franklin St.	CH
117-10-017 0		345-347 N. Meyer Ave.	CH
117-10-018 0		211-219 W. Franklin St.	CH
117-10-019 0		349-361 N. Meyer Ave.	CH
117-10-020 D	Easement		
117-10-020 E		365 N. Meyer Ave.	CH
117-10-020 F		369 N. Meyer Ave.	CH
117-10-022 A		373 N. Meyer Ave.	CH
117-10-023 A		385-387 N. Meyer Ave.	CH
117-10-024 B	Easement		
117-10-025 0	Vacant		
117-10-026 0		405 N. Court Ave.	CN
117-10-027 0		403 N. Court Ave.	CH
117-10-028 0		402 N. Meyer Ave.	CH
117-10-029 0		382-384 N. Meyer Ave.	CH
117-10-030 0		381 N. Court Ave.	NHNC
117-10-031 0		378-380 N. Meyer Ave.	CH
117-10-033 A		351-359 N. Court Ave.	CH
117-10-034 0		222-224 W. Franklin St.	CN
		326-340 N. Meyer Ave.	CH
117-10-035 0		337 N. Court Ave.	CH
117-10-036 0		333 N. Court Ave.	CH
117-10-138 0		405-411 N. Meyer Ave.	CH/CN
117-10-150 0	Vacant		

8.2.3 El Presidio Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
117-10-151 0		360 N. Main Ave.	CN
117-10-152 0		350 N. Main Ave.	CN
BLOCK 176, CITY OF TUCSON			
117-10-092 0		317 N. Court Ave.	CH
117-10-093 A		186-192 W. Franklin St.	CH
117-10-094 A		196-198 W. Franklin St.	CH
117-10-095 0	Vacant		
117-10-096 0		311 N. Court Ave.	CH
117-10-097 0		299 N. Court Ave.	CH
117-10-098 0		297 N. Court Ave.	CH
117-10-099 0		290 N. Meyer Ave.	CH
117-10-100 0	Vacant		
117-10-101 0		250 N. Meyer Ave.	NHNC
117-10-102 0		141 W. Council/261 N. Court	CH
BLOCK 177, CITY OF TUCSON			
117-10-103 0		212 W. Franklin St.	CH
117-10-104 0		216 W. Franklin St.	CH
117-10-105 0		220 W. Franklin St.	CH
117-10-106 0		285-295 N. Meyer Ave.	CH
117-10-107 0		259 N. Meyer Ave.	CN
117-10-108 A		259 N. Meyer Ave.	CN
117-10-108 C		259 N. Meyer Ave.	CN
117-10-109 0		259 N. Meyer Ave.	CN
117-10-110 0		239 N. Meyer Ave.	CH
117-10-111 0		107 W. Washington St.	NHNC
117-10-112 0		115-117 W. Washington St.	CH
117-10-113 0		221-223 N. Main Ave.	CH
		135-137 W. Washington St.	CH
117-10-114 0		235-237 N. Main Ave.	CH
117-10-115 0		245 N. Main Ave.	CH
117-10-116 0		253-255 N. Main Ave.	CH
117-10-118 B		273 N. Main Ave.	CH
117-10-119 A		297 N. Main Ave.	CH/CN
BLOCK 178, CITY OF TUCSON			
117-10-121 0		233-239 N. Court Ave.	CH
117-10-123 0		230-234 N. Meyer Ave.	CH

8.2.3 El Presidio Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
117-10-124 0		220 N. Meyer Ave.	CH
		77 W. Washington St.	CH
117-10-125 0		215 N. Court Ave.	NHNC
BLOCK 179, CITY OF TUCSON			
117-10-130 0	Vacant		
117-10-131 0		15 W. Washington St.	CH
117-10-133 A		135 W. Council St.	CN
117-10-135 0		222 N. Court Ave.	CH
117-10-136 0		240 N. Court /134 W. Council	CH
BLOCK 181, CITY OF TUCSON			
117-11-014 0	Vacant		
117-11-015 0	Vacant		
117-11-016 0	Vacant		
117-11-018 0		182 N. Court Ave.	CH
117-11-019 0		192-196 N. Court Ave.	CH
117-11-020 0		198-200 N. Court Ave.	CH
		38 W. Washington St.	CH
BLOCK 182, CITY OF TUCSON			
117-11-021 0		201 N. Court Ave.	CN
		186 N. Meyer Ave.	CH
BLOCK 183, CITY OF TUCSON			
117-11-024 0		195-199 N. Meyer	CH
117-11-025 0		100-108 W. Washington	CH
117-11-026 0	Vacant		
117-11-027 0		150 N. Main Ave.	CH
117-11-034 0		171-177 N. Court Ave.	CH
117-11-039 0	Vacant		
117-11-040 0	Vacant		
117-20-003 0		120 N. Main Ave.	CH
117-20-001 0		166 W. Alameda	NHNC
		166 W. Alameda	CH

8.2.3 El Presidio Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
BLOCK 185, CITY OF TUCSON			
116-19-042 0		216 N. Main Ave.	CH

8.2.4 Fort Lowell Historic District.

A. Established: May 11, 1981, by Ordinance No. 5364.
Amended: January 11, 1982, by Ordinance No. 5495.
Amended: September 8, 1992, (as the result of annexation) by Ordinance No. 7902.
Amended: June 12, 1995, by Ordinance No. 8520.

B. Boundaries and Location: The boundaries and location of the Fort Lowell Historic Preservation Zone are as designated on Map 2-4.

C. List of **HISTORIC LANDMARK, CONTRIBUTING-HISTORIC (CH), CONTRIBUTING-NONHISTORIC (CN), NONCONTRIBUTING (NHNC), and INTRUSION (I).**

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
FORT LOWELL RD./BEVERLY AVE.			
109-26-011 A	Vacant		
110-09-001 0		5302 E. Fort Lowell Rd.	CH/CN/I
110-09-003 D	Easement		
110-09-003 F	Mesquite Bosque/The Swale		
110-09-006 G	Vacant		
110-09-006 L		5479 E. Ft. Lowell Rd.	CH
110-09-006 K		5495 E. Ft. Lowell Rd.	CN
110-09-006 R		Undeveloped	
110-09-006 Q		3111 N. Craycroft Rd.	NHNC
110-09-006 D	Vacant		
110-09-008 0		5309 E. Ft. Lowell Rd.	CH
110-09-009 E		5333 E. Ft. Lowell Rd.	CH
110-09-009 F	El Callejon		
110-09-010 A		5329 E. Ft. Lowell Rd.	CH/CN
110-09-011 0		5343 E. Ft. Lowell Rd.	CH
110-09-012 B		5335 E. Ft. Lowell Rd.	NHNC

8.2.4 Fort Lowell Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
110-09-013 0		5345 E. Ft. Lowell Rd.	CN
110-09-014 0		5341 E. Ft. Lowell Rd.	CH
110-09-015 0		5347 E. Ft. Lowell Rd.	CH
110-09-016 0		5351 E. Ft. Lowell Rd.	CH
110-09-017 B		5339 E. Ft. Lowell Rd.	CN
110-09-017 D	Vacant		
110-09-018 A		5349 E. Ft. Lowell Rd.	CH
110-09-018 B		5353 E. Ft. Lowell Rd.	CN
110-09-019 K		5433 E. Ft. Lowell Rd.	CN
110-09-019 D		5425 E. Ft. Lowell Rd.	CH
110-09-019 J	Vacant		
110-09-019 N	Vacant		
110-09-019 M		5329 E. Ft. Lowell Rd.	NHNC
110-09-020 0		3031 N. Craycroft Rd.	CH
110-09-021 0		5230 E. Ft. Lowell Rd.	CH
110-09-037 0	Vacant		
110-09-039 0		5354 E. Ft. Lowell Rd.	CH
110-09-040 0		5352 E. Ft. Lowell Rd.	CH
110-09-042 0		5344 E. Ft. Lowell Rd.	CH/CN
110-09-043 0		5349 E. Ft. Lowell Rd.	CH
110-09-044 0		5346 E. Ft. Lowell Rd.	CN
110-09-047 0		5328 E. Ft. Lowell Rd.	CN
110-09-048 0		5320 E. Ft. Lowell Rd.	CH/CN
110-09-049 B		2928 N. Beverly Ave.	CH
110-09-049 C		2930 N. Beverly Ave.	CH
110-09-049 D		2932 N. Beverly Ave.	CH
110-09-049 E		2932 N. Beverly Ave.	I
110-09-049 F	Vacant		
110-09-050 0		2920 N. Beverly Ave.	CH
110-09-055 0	Vacant		
110-09-057 A		5303 E. San Francisco Blvd.	CN
110-09-056 A		5313 E. San Francisco Blvd.	CN
110-09-058 0		2902 N. Beverly Ave.	CH/CN

LA SONRISA TOWNHOMES

110-09-390 0	Common Area		
110-09-362 0		5428 E. Francisco Loop	CN
110-09-363 0		5424 E. Francisco Loop	CN
110-09-364 A		5420 E. Francisco Loop	CN
110-09-365 0		5416 E. Francisco Loop	CN
110-09-366 0		5412 E. Francisco Loop	CN

8.2.4 Fort Lowell Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
110-09-367 0		5408 E. Francisco Loop	CN
110-09-368 0		5346 E. Francisco Loop	CN
110-09-369 0		5344 E. Francisco Loop	CN
110-09-370 0		5342 E. Francisco Loop	CN
110-09-371 0		5340 E. Francisco Loop	CN
110-09-372 0		5351 E. Francisco Loop	CN
110-09-373 0	Vacant		
110-09-374 A	Vacant		
110-09-375 A		5363 E. Francisco Loop	CN
110-09-376 0		5371 E. Francisco Loop	CN
110-09-377 0		5375 E. Francisco Loop	CN
110-09-378 0		5383 E. Francisco Loop	CN
110-09-379 0		5387 E. Francisco Loop	CN
110-09-380 0		5395 E. Francisco Loop	CN
110-09-381 0		5399 E. Francisco Loop	CN
110-09-382 0		5403 E. Francisco Loop	CN
110-09-383 0		5407 E. Francisco Loop	CN
110-09-384 0		5411 E. Francisco Loop	CN
110-09-385 0		5415 E. Francisco Loop	CN
110-09-386 0		5419 E. Francisco Loop	CN
110-09-387 0		5427 E. Francisco Loop	CN
110-09-388 0		5431 E. Francisco Loop	CN
110-09-389 0		5435 E. Francisco Loop	CN

BOSQUE RANCH

110-09-344 0	Common Area		
110-09-345 0	Common Area		
110-09-327 0		5301 E. Presidio Dr.	CN
110-09-328 0		5315 E. Presidio Dr.	CN
110-09-329 0		5329 E. Presidio Dr.	CN
110-09-330 0		5343 E. Presidio Dr.	CN
110-09-332 A		5375 E. Presidio Dr.	CN
110-09-331 0	Schantz Pool & Spa		
110-09-334 0	Vacant		
110-09-335 0		5415 E. Presidio Dr.	CN
110-09-336 0		5433 E. Presidio Dr.	CN
110-09-337 0		5441 E. Presidio Dr.	CN
110-09-339 C		5440 E. Presidio Dr.	CN
110-09-339 B		5432 E. Presidio Dr.	CN
110-09-340 0		5424 E. Presidio Dr.	CN

2.4 Fort Lowell Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
110-09-341 0		5416 E. Presidio Dr.	CN
110-09-342 A		5408 E. Presidio Dr.	CN
FORT LOWELL PARK			
110-14-009 C	Vacant		
110-14-010 0		5669 E. Ft. Lowell Rd.	NHNC
110-14-011 G		5621 E. Ft. Lowell Rd.	CN
110-14-011 H		5611 E. Ft. Lowell Rd.	CN
110-14-011 J		5651 E. Ft. Lowell Rd.	CN
110-14-011 K	Vacant		
110-14-011 L		5601 E. Ft. Lowell Rd.	CN
110-14-011 M	Vacant		
110-14-012 C	Vacant		
110-14-013 B		5531 E. Ft. Lowell Rd.	CH
110-14-014 0	Vacant		
110-14-015 A	Fort Lowell Park		CH
110-14-016 B	Fort Lowell Park		CH
SAN MIGUEL TOWNHOMES			
110-14-242 0		5565 E. Binghampton Dr.	CH
110-14-222 0		5521 E. Miles Circle	CN
110-14-223 0		5520 E. Miles Circle	CN
110-14-224 0		5530 E. Miles Circle	CN
110-14-225 0		5540 E. Miles Circle	CN
110-14-226 0		5550 E. Miles Circle	CN
110-14-227 0		5560 E. Miles Circle	CN
110-14-228 0		5570 E. Miles Circle	CN
110-14-229 0		5580 E. Miles Circle	CN
110-14-230 0		5590 E. Binghampton Dr.	CN
110-14-231 0		5600 E. Binghampton Dr.	CN
110-14-232 0		5610 E. Binghampton Dr.	CN
110-14-233 A		5620 E. Binghampton Dr.	CN
110-14-234 A		5630 E. Binghampton Dr.	CN
110-14-235 0		3070 N. Binghampton Pl.	CN
110-14-236 0		3080 N. Binghampton Pl.	CN
110-14-237 0		3090 N. Binghampton Pl.	CN

8.2.5 West University Historic District.

A. Established: January 3, 1984, by Ordinance No. 5920.
Amended: July 10, 1995, by Ordinance No. 8544.
Amended: August 7, 1995, by Ordinance No. 8555.
Amended: November 27, 1995, by Ordinance No. 8611.
Amended: November 18, 1996, by Ordinance No. 8775.

B. Boundaries and Location: The boundaries and location of the West University Historic Preservation Zone are as designated on Map 2-5.

C. List of **HISTORIC LANDMARK, CONTRIBUTING-HISTORIC (CH), CONTRIBUTING-NONHISTORIC (CN), NONCONTRIBUTING (NHNC), and INTRUSION (I).**

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
BLOCK 1, CITY OF TUCSON			
117-02-001 0		648 E. Speedway Blvd.	CH
117-02-002 0		642 E. Speedway Blvd.	CH
117-02-003 0		644 E. Speedway Blvd.	CH
117-02-004 0		632 E. Speedway Blvd.	CH
117-02-005 0		630 E. Speedway Blvd.	CH
117-02-006 0		616 E. Speedway Blvd.	CH
117-02-007 0		612 E. Speedway Blvd.	CH
117-02-009 0		1048 N. 2nd Ave.	CH
		1049 N. Jacobus Ave.	CH
117-02-010 0		1043 N. 1st Ave.	CH
		1043-1/2 N. 1st Ave.	CH
117-02-012 0		1023 N. 1st Ave.	CH
117-02-013 0		1046 N. 2nd Ave.	CH
117-02-014 0		1044 N. 2nd Ave.	CH
117-02-015 0		1027 N. 1st Ave.	CH
117-02-016 A		1017 N. 1st Ave.	CH
117-02-016 B		1018 N. Jacobus Ave.	CH
117-02-017 0		1019 N. Jacobus Ave.	CH
117-02-018 0		1038 N. 2nd Ave.	CH
117-02-019 0		1040 N. 2nd Ave.	CH
117-02-020 0		601 E. 1st St.	CH
117-02-021 0		615 E. 1st St.	CH
117-02-022 0		627 E. 1st St.	CH
117-02-023 0		629 E. 1st St.	CH
		1014-1016 N. Jacobus Ave.	CH
117-02-024 0		645 E. 1st St.	CH

8.2.5 West University Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
BLOCK 2, CITY OF TUCSON			
117-02-027 0		1049 N. 2nd Ave.	CH
117-02-028 0		540-544 E. Speedway Blvd.	CH
117-02-029 0		530 E. Speedway Blvd.	CH
117-02-030 0		522 E. Speedway Blvd.	CH
117-02-031 0		518 E. Speedway Blvd.	CH
117-02-032 0		512-514 E. Speedway Blvd.	CH
117-02-033 0		504 E. Speedway Blvd.	CH
117-02-034 0		1044 N. 3rd Ave.	CH
117-02-035 0		1043 N. Bean Ave.	CH
117-02-036 0		1043-1045 N. 2nd Ave.	NHNC
		1048 N. Bean Ave.	CH
117-02-037 0		1033 N. 2nd Ave.	CH
117-02-038 0		1042 N. 3rd Ave.	CH
117-02-039 0		1024-1028 N. 3rd Ave.	CH
117-02-040 0		1025 N. 2nd Ave.	CH
117-02-041 B		1021 N. 2nd Ave.	NHNC
		1023 N. 2nd Ave.	CH
117-02-042 0		1019 N. Bean Ave.	NHNC
117-02-043 0		1022 N. 3rd Ave.	CH
117-02-044 0		501 E. 1st St.	NHNC
117-02-045 0		515 E. 1st St.	CH
117-02-046 0		519 E. 1st St.	CH
117-02-047 0		529 E. 1st St.	CH
117-02-048 0		537-539 E. 1st St.	CH
117-02-049 0		547-549 E. 1st St.	CH
BLOCK 3, CITY OF TUCSON			
117-02-050 0	Vacant		
117-02-051 0		436 E. Speedway Blvd.	CH
117-02-052 0		432 E. Speedway Blvd.	CH
117-02-053 0		420 E. Speedway Blvd.	CH
117-02-054 0		410 E. Speedway Blvd.	CH
117-02-055 0	Vacant		
117-02-056 0	Vacant		
117-02-057 0		1044 N. 4th Ave.	CH
117-02-058 0		1038 N. 4th Ave.	CH
117-02-059 0		1045 N. 3rd Ave.	CH/NHNC
117-02-060 0		1042 N. Hoff Ave.	CH

8.2.5 West University Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
117-02-061 0		1037 N. 3rd Ave.	CH
117-02-062 0		1032 N. 4th Ave.	CH
117-02-063 0		1030 N. 4th Ave.	CH
117-02-064 0		1031-1035 N. 3rd Ave.	CH
117-02-065 0		1021 N. 3rd Ave.	CH
117-02-067 0		1002-1004 N. 4th Ave.	NHNC
117-02-068 0		425 E. 1st St.	CH
117-02-069 0		437 E. 1st St.	CH
117-02-070 0		439 E. 1st St.	CH
BLOCK 4, CITY OF TUCSON			
117-02-073 0		346 E. Speedway Blvd.	CH
		346-1/2 E. Speedway Blvd.	CH
117-02-074 0		338 E. Speedway Blvd.	CH
117-02-075 0	Vacant		
117-02-076 0		320 E. Speedway Blvd.	CH
117-02-077 0		318 E. Speedway Blvd.	CH
117-02-078 0		316 E. Speedway Blvd.	CH
117-02-079 0		1042 N. 5th Ave.	CH
117-02-080 0		1045 N. 4th Ave.	CH
117-02-081 0		1041 N. 4th Ave.	CH
117-02-082 0		1033 N. 4th Ave.	CH
117-02-083 0		1026 N. 5th Ave.	CH
		1025 N. Herbert Ave.	CH
117-02-084 0		1010 N. 5th Ave.	NHNC
117-02-085 A		1025 N. 4th Ave.	CH
117-02-086 A		1011-1019 N. 4th Ave.	NHNC
117-02-088 0		309 E. 1st St.	CH
117-02-090 0		315 E. 1st St.	CH
117-02-091 0		317 E. 1st St.	CH
117-02-092 0		341 E. 1st St.	CH
BLOCK 5, CITY OF TUCSON			
117-02-094 C		220 E. Speedway Blvd.	CH
117-02-097 A	Vacant		
117-02-099 B		202 E. Speedway Blvd.	NHNC
117-02-100 A	Parking Lot		
117-02-101 0		1045 N. 5th Ave.	CH
117-02-102 0		1035 N. 5th Ave.	CH

8.2.5 West University Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
117-02-103 0	Parking Lot		
117-02-104 B		1010-1030 N. 6th Ave.	NHNC
117-02-105 0		1029 N. 5th Ave.	CH
117-02-106 0		1015 N. 5th Ave.	CH
117-02-108 0		1006 N. 6th Ave.	CH
117-02-109 0		1007 N. 5th Ave.	CH
117-02-110 0		1003 N. 5th Ave.	CH/CN
117-02-111 0		225-227 E. 1st St.	CH
117-02-112 0		1004 N. 6th Ave.	CH
BLOCK 6, CITY OF TUCSON			
117-02-116 0		118-120 E. Speedway Blvd.	NHNC
117-02-117 0		110 E. Speedway Blvd.	CH
117-02-118 0		102 E. Speedway Blvd.	NHNC
117-02-119 0		1040-1044 N. 7th Ave.	NHNC
117-02-120 A		1039 N. 6th Ave.	CH
117-02-121 0		1034 N. 7th Ave.	CH
117-02-122 0		1018 N. 7th Ave.	CH
117-02-124 0		1007 N. 6th Ave.	CH
117-02-125 0		1014 N. 7th Ave.	CH
117-02-126 0		1010 N. 7th Ave.	CH
117-02-127 0		105 E. 1st St.	CH
117-02-128 0		115 E. 1st St.	CH
117-02-129 0		119 E. 1st St.	CH
117-02-130 0		127-129 E. 1st St.	CH
117-02-131 0		1005 N. 6th Ave.	CH
117-02-132 0		1001 N. 6th Ave.	CH
117-02-412 0		1011-1017 N. 6th Ave.	CH/NHNC
BLOCK 7, CITY OF TUCSON			
117-02-133 A	De Anza Park		CH
BLOCK 16, CITY OF TUCSON			
117-02-195 0		48 E. 1st St.	CH
117-02-196 0		30-32 E. 1st St.	CH
117-02-197 0		939 N. 7th Ave.	CH
117-02-200 0		935 N. 7th Ave.	CH
117-02-201 0		925-933 N. 7th Ave.	I

8.2.5 West University Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
117-02-204 0		921 N. 7th Ave.	CH
117-02-205 0		917 N. 7th Ave.	CH
117-02-206 0		911 N. 7th Ave.	CH
117-02-207 B		909 N. 7th Ave.	CH
117-02-208 0		29 E. 2nd St.	CH
117-02-211 A		901 N. 7th Ave.	CH
BLOCK 17, CITY OF TUCSON			
117-02-212 0		947-949 N. 6th Ave.	CH
117-02-213 0		941 N. 6th Ave.	CH
117-02-214 0		118 E. 1st St.	CH
117-02-215 0		112 E. 1st St.	CH
117-02-216 0		102 E. 1st St.	CH
117-02-217 0		936 N. 7th Ave.	CH
117-02-218 0		930 N. 7th Ave.	NHNC
117-02-219 0		937-939 N. 6th Ave.	CH
117-02-220 0		935 N. 6th Ave.	CH
117-02-221 0		933 N. 6th Ave.	CH/CN
117-02-223 0		103 E. 2nd St.	CH
117-02-224 0		105-113 E. 2nd St.	I
117-02-225 0		121 E. 2nd St.	CH
117-02-226 0		127 E. 2nd St.	CH
117-02-227 0		911 N. 6th Ave.	CH
117-02-228 0		901 N. 6th Ave.	CH
BLOCK 18, CITY OF TUCSON			
117-02-229 B		945 N. 5th Ave.	CH
117-02-230 0		950 N. 6th Ave.	CH/CN
117-02-231 0		932-944 N. 6th Ave.	NHNC
117-02-232 0		937 N. 5th Ave.	CH
117-02-233 0		931 N. 5th Ave.	CH
117-02-234 0		924 N. 6th Ave.	CH
117-02-235 0		920 N. 6th Ave.	CH
117-02-236 0		919 N. 5th Ave.	CH
117-02-237 0		907 N. 5th Ave.	CH
117-02-238 0		219 E. 2nd St.	CH
117-02-239 0		211 E. 2nd St.	CH
117-02-240 0		203 E. 2nd St.	CH
117-02-241 0		903 N. 5th Ave.	CH

8.2.5 West University Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
BLOCK 19, CITY OF TUCSON			
117-02-242 0	Catalina/Northside Park		CH
BLOCK 20, CITY OF TUCSON			
117-02-243 0		446 E. 1st St.	CH
117-02-244 0		438-444 E. 1st St.	NHNC
117-02-245 0		434 E. 1st St.	CH
117-02-246 0		424 E. 1st St.	CH
117-02-247 0		944 N. 4th Ave.	CH
117-02-248 0		940 N. 4th Ave.	CH
117-02-252 0		929 N. 3rd Ave.	CH
117-02-253 0		929 N. Hoff Ave.	CH
117-02-254 0		925 N. 3rd Ave.	CH
117-02-255 0		915-917 N. Hoff Ave.	CH
117-02-258 0		922 N. Hoff Ave.	CH
117-02-259 0		917 N. 3rd Ave.	CH
117-02-260 0		907 N. 3rd Ave.	CH
117-02-261 0		425 E. 2nd St.	CH
117-02-262 0		415 E. 2nd St.	CH
117-02-263 0		407 E. 2nd St.	CH
117-02-265 0		910 N. 4th Ave.	CH
117-02-266 0		904 N. 4th Ave.	CH
117-02-268 0		901 N. 3rd Ave.	CH
BLOCK 21, CITY OF TUCSON			
117-02-269 0		939 N. 2nd Ave.	CH
117-02-271 0		532 E. 1st St.	CH
117-02-272 0		530 E. 1st St.	CH
117-02-273 0		518 E. 1st St.	CH
117-02-274 A		512-514 E. 1st St.	CH
117-02-275 A		502 E. 1st St.	CH
117-02-276 0		924-926 N. 3rd Ave.	CH
117-02-277 0		927 N. 2nd Ave.	CH
		927-1/2 N. 2nd Ave.	CH
117-02-278 0		921-923 N. 2nd Ave.	CH
117-02-279 0		920 N. 3rd Ave.	CH
117-02-280 0		503 E. 2nd St.	CH
117-02-281 0		509 E. 2nd St.	CH
117-02-282 0		515 E. 2nd St.	CH

8.2.5 West University Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
117-02-283 0		521 E. 2nd St.	CH
117-02-284 0		525-529 E. 2nd St.	CH
117-02-285 0		543-545 E. 2nd St.	CH
117-02-286 0		911 N. 2nd Ave.	CH
117-02-287 0		909 N. 2nd Ave.	CH
		547-549 E. 2nd St.	CH
BLOCK 22, CITY OF TUCSON			
117-02-288 0		642 E. 1st St.	CH
117-02-289 0		638 E. 1st St.	CH
117-02-290 0		630 E. 1st St.	CH
117-02-291 0		620 E. 1st St.	CH
117-02-292 0		612 E. 1st St.	CH
117-02-293 0		604 E. 1st St.	CH/CN
117-02-295 0		927 N. 1st Ave.	CH
117-02-296 0		921 N. 1st. Ave.	CH
117-02-297 0		928 N. 2nd Ave.	CH
117-02-298 0		914-918 N. 2nd Ave.	CH
		601-605 E. 2nd St.	CH
117-02-299 0		615 E. 2nd St.	CH
117-02-300 0		623 E. 2nd St.	CH
117-02-301 0		901 N. 1st St.	I
BLOCK 23, CITY OF TUCSON			
117-03-001 0		646 E. 2nd St.	CH
		845 N. 1st Ave.	CH
117-03-002 0		837 N. 1st Ave.	CH
117-03-003 0		642 E. 2nd St.	CH
117-03-004 0		636-638 E. 2nd St.	CH
117-03-005 0		630 E. 2nd St.	CH
117-03-010 0		819 N. 1st Ave.	I
117-03-015 0	Vacant		
117-03-016 0	Vacant		
117-03-017 0		645 E. University Blvd.	CH
BLOCK 24, CITY OF TUCSON			
117-03-018 0		550 E. 2nd St.	CH
		847-849 N. 2nd Ave.	CH

8.2.5 West University Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
117-03-019 0		534-538 E. 2nd St.	CH
117-03-020 0		528 E. 2nd St.	CH
117-03-021 0		522 E. 2nd St.	CH
117-03-022 0		512 E. 2nd St.	CH
117-03-023 0		502 E. 2nd St.	CH
117-03-024 0		832 N. 3rd Ave.	CH
117-03-025 0		827 N. Bean Ave.	CH
117-03-026 0		833 N. 2nd Ave.	CH
		830 N. Bean Ave.	CH
117-03-027 0		825 N. 2nd Ave.	CH
		822 N. Bean Ave.	CH
117-03-028 0		820 N. 3rd Ave.	CH
117-03-029 0		503 E. University Blvd.	CH
117-03-030 0		509 E. University Blvd.	CH
117-03-031 0		521 E. University Blvd.	CH
117-03-032 0		535 E. University Blvd.	CH
117-03-033 0		541 E. University Blvd.	CH
117-03-034 0		545 E. University Blvd.	CH
BLOCK 25, CITY OF TUCSON			
117-03-035 0		448 E. 2nd St.	CH
117-03-036 0		438 E. 2nd St.	CH
117-03-037 0		434 E. 2nd St.	CH
117-03-038 A		415 E. University Blvd.	I
117-03-042 0		827-829 N. 3rd Ave.	CH
117-03-048 0		435-437 E. University Blvd.	CH
117-03-049 0		439-441 E. University Blvd.	CH
117-03-050 0		445 E. University Blvd.	CH
117-03-374 0		800 N. 4th Ave.	NHNC
BLOCK 26, CITY OF TUCSON			
117-03-051 0		845 N. 4th Ave.	CH
117-03-052 0		314 E. 2nd St.	CH
117-03-053 0		312 E. 2nd St.	CH
117-03-055 0		826 N. 5th Ave.	CH
117-03-057 0		827 N. 4th Ave.	CH
117-03-058 0		305 E. University Blvd.	CH
117-03-059 0		307 E. University Blvd.	CH
117-03-060 0		819 N. 4th Ave.	CH

8.2.5 West University Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
117-03-061 0		329 E. University Blvd.	CH
117-03-062 0		339 E. University Blvd.	CH
117-03-063 0		345 E. University Blvd.	CH
		345-1/2 E. University Blvd.	NHNC
BLOCK 27, CITY OF TUCSON			
117-03-064 0		248 E. 2nd St.	CH
117-03-065 0		236 E. 2nd St.	CH
117-03-066 0		224 E. 2nd St.	CH
117-03-067 0		200-210 E. 2nd St.	CH
117-03-068 0		836 N. 6th Ave.	CH
117-03-069 B		829 N. 5th Ave.	CH
117-03-070 0		825-827 N. 5th Ave.	CH
117-03-071 0		828 N. 6th Ave.	CH
117-03-072 0		820 N. 6th Ave.	CH
117-03-073 0		811-819 N. 5th Ave.	CH
		245 E. University Blvd.	CH
117-03-074 0		239-243 E. University Blvd.	CH
117-03-075 0		237 E. University Blvd.	CH
117-03-076 0		215 E. University Blvd.	CH
117-03-077 0		207 E. University Blvd.	CH
117-03-078 0		205 E. University Blvd.	CH
BLOCK 28, CITY OF TUCSON			
117-03-079 0		835 N. 6th Ave.	I
117-03-080 0		122 E. 2nd St.	CH
		122-1/2 E. 2nd St.	CH
117-03-081 0		116 E. 2nd St.	CH
		116-1/2 E. 2nd St.	CH
117-03-082 0		110 E. 2nd St.	CH
117-03-083 0		104 E. 2nd St.	CH
117-03-084 C		830 N. 7th Ave.	CH
117-03-088 0		826 N. 7th Ave.	CH
117-03-090 0	Vacant		
117-03-091 0		145 E. University Blvd.	CH
117-03-387 0		101 E. University Blvd.	NHNC

8.2.5 West University Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
BLOCK 29, CITY OF TUCSON			
117-03-093 0		837 N. 7th Ave.	CH
117-03-094 0		833 N. 7th Ave.	CH
117-03-095 0		829 N. 7th Ave.	CH
117-03-096 0		26-28 E. 2nd St.	CH
117-03-102 0		823-827 N. 7th Ave.	CH
117-03-109 A		25 E. University Blvd.	CH
117-03-110 0		27 E. University Blvd.	CH
117-03-111 0		35 E. University Blvd.	CH
BLOCK 38, CITY OF TUCSON			
117-03-255 0	Vacant		
117-03-260 0		737-741 N. 7th Ave.	CH
117-03-264 0		717 N. 7th Ave.	CH
117-03-265 0	Vacant		
117-03-268 0		25-27 E. 4th St.	CH
117-03-269 0		29 E. 4th St.	CH
BLOCK 39, CITY OF TUCSON			
117-03-271 0		144 E. University Blvd.	CH
117-03-272 0		128 E. University Blvd.	CH
117-03-273 0		130 E. University Blvd.	CH
117-03-274 0		110-116 E. University Blvd.	CH
117-03-275 0		102 E. University Blvd.	CH
117-03-276 0		737 N. 6th Ave.	CH
117-03-277 0		729 N. 6th Ave.	CH
117-03-278 0		728 N. 7th Ave.	CH
117-03-279 0		720 N. 7th Ave.	CH
117-03-281 0		711 N. 6th Ave.	NHNC
117-03-282 0		712 N. 7th Ave.	CH
117-03-283 0		123 E. 4th St.	NHNC
117-03-284 A		705 N. 6th Ave.	CH
117-03-284 B		131-133 E. 4th St.	CH
BLOCK 40, CITY OF TUCSON			
117-03-285 0		246-248 E. University Blvd.	CH
		741 N. 5th Ave.	CH

8.2.5 West University Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
117-03-286 0		240-244 E. University Blvd.	CH
117-03-287 0		228-232 E. University Blvd.	CH
		731 N. Arizona Ave.	CH
		731-1/2 N. Arizona Ave.	CH
117-03-288 0		226 E. University Blvd.	CH
117-03-289 0		202-212 E. University Blvd.	CH
		720 N. 6th Ave.	CN
117-03-291 0		725-727 N. 5th Ave.	CH
		728 & 730-731 N. Arizona Ave.	CH
117-03-295 0		723 N. 5th Ave.	CH
117-03-296 0	Vacant		
117-03-297 0		237 E. 4th St.	CH
117-03-298 0		710 N. 6th Ave.	CH
117-03-299 0		245 E. 4th St.	CH
117-03-300 0		225 E. 4th St.	CH
117-03-302 0		702 N. 6th Ave.	CH

BLOCK 41, CITY OF TUCSON

117-03-304 0		733-745 N. 4th Ave.	NHNC
117-03-305 A		330 E. University Blvd.	CH
117-03-305 B	Parking Lot		
117-03-306 0		300 E. University Blvd.	CH
117-03-309 0	Parking Lot		
117-03-310 0		311 E. 4th St.	CH
117-03-312 0	Parking Lot		
117-03-313 0		347 E. 4th St.	CH
117-03-314 0		335 E. 4th St.	CH
117-03-315 0		327 E. 4th St.	CH
117-03-316 0		319 E. 4th St.	CH
117-03-317 0		301 E. 4th St.	CH

BLOCK 42, CITY OF TUCSON

117-03-318 0		444 E. University Blvd.	CH
117-03-319 0		400 E. University Blvd.	CH
117-03-321 0		740 N. 4th Ave.	CH
117-03-324 A		721 N. 3rd Ave.	CH
117-03-325 0		445 E. 4th St.	CH
117-03-326 0	Vacant		
117-03-327 0	Vacant		
117-03-328 0		411-413 E. 4th St.	CH

8.2.5 West University Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
BLOCK 43, CITY OF TUCSON			
117-03-331 0		548 E. University Blvd.	CH
117-03-332 0		536 E. University Blvd.	CH
117-03-333 0		532 E. University Blvd.	CH
117-03-334 0		528 E. University Blvd.	CH
117-03-335 0		518 E. University Blvd.	CH
117-03-336 0		516 E. University Blvd.	CH
117-03-337 0		512 E. University Blvd.	CH
117-03-338 0		502 E. University Blvd.	CH/NHNC
117-03-339 0		728 N. 3rd Ave.	CH
117-03-340 0		728 N. Bean Ave.	CH
117-03-341 0		727 N. 2nd Ave.	CH
		727 N. Bean Ave.	CH
117-03-342 0		721-725 N. 2nd Ave.	CH
117-03-343 0		722 N. 3rd Ave.	CH
117-03-346 0		519 E. 4th St.	CH
117-03-347 0		529 E. 4th St.	CH
117-03-348 0		533 E. 4th St.	CH
117-03-349 0		539 E. 4th St.	CH
117-03-350 0		547 E. 4th St.	CH
		701 N. 2nd Ave.	CH
BLOCK 44, CITY OF TUCSON			
117-03-351 0	Vacant		
117-03-352 0		638 E. University Blvd.	CH
117-03-353 0		632 E. University Blvd.	CH
117-03-354 0		620 E. University Blvd.	CH
117-03-355 0		616 E. University Blvd.	CH
117-03-356 0		610 E. University Blvd.	CH
117-03-357 0		604 E. University Blvd.	CH
117-03-358 0		730-732 N. 2nd Ave.	CH
117-03-359 0		726 N. Jacobus Ave.	CH
117-03-361 A	Vacant		
117-03-362 0	Vacant		
117-03-363 0		724 N. 2nd Ave.	CH
117-03-364 0		605 E. 4th St.	CH
117-03-365 0		611 E. 4th St.	CH
117-03-366 0		617 E. 4th St.	CH

8.2.5 West University Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
117-03-367 0		623 E. 4th St.	CH
117-03-368 0		629 E. 4th St.	CH
117-03-369 0		635 E. 4th St.	CH
117-03-370 0		641 E. 4th St.	CH
117-03-371 0		645 E. 4th St.	CH
BLOCK 45, CITY OF TUCSON			
117-04-001 0		644 E. 4th St.	CH
		644 Rear E. 4th St.	CH
		628 E. 4th St.	CH
117-04-003 0		632 E. 4th St.	CH
117-04-004 0		626 E. 4th St.	CH
117-04-005 0		620 E. 4th St.	CH
117-04-006 0		614 E. 4th St.	CH
117-04-007 0		608 E. 4th St.	CH
117-04-008 0		602 E. 4th St.	CH
117-04-009 0		600-632 N. 2nd Ave.	CH
117-04-010 0		642 N. Jacobus Ave.	CH
117-04-011 0		633 N. 1st Ave.	CH
117-04-012 0		621 N. 1st Ave.	CH
117-04-013 0		632 N. Jacobus Ave.	CH
117-04-014 0		610 N. 2nd Ave.	CH
117-04-015 0		607 E. 5th St.	CH
117-04-016 0		611 E. 5th St.	CH
117-04-017 0		615 E. 5th St.	CH
117-04-018 0		619 E. 5th St.	CH
117-04-019 0		629 E. 5th St.	CH
117-04-020 0		637 E. 5th St.	CH
117-04-021 0		649 E. 5th St.	CH
BLOCK 46, CITY OF TUCSON			
117-04-022 0		528 E. 4th St.	CH
117-04-023 0		526 E. 4th St.	CH
117-04-024 0		524 E. 4th St.	CH
117-04-025 0		522 E. 4th St.	CH
117-04-026 0		520 E. 4th St.	CH
117-04-027 0		510 E. 4th St.	CH
117-04-028 0		502 E. 4th St.	CH
117-04-029 0		624-628 N. 3rd Ave.	CH
117-04-030 0		633 N. 2nd Ave.	CH

8.2.5 West University Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
117-04-031 0		631 N. 2nd Ave.	CH
117-04-032 0		620 N. 3rd Ave.	CH
117-04-033 0		614 N. 3rd Ave.	CH
117-04-034 0		501-503 E. 5th St.	CH
117-04-035 0		505 E. 5th St.	CH
117-04-036 0		513 E. 5th St.	NHNC
		601-605 N. Bean Ave.	NHNC
117-04-037 0		527 E. 5th St.	CH
117-04-038 0		531 E. 5th St.	CH
117-04-039 0		547 E. 5th St.	CH
BLOCK 47, CITY OF TUCSON			
117-04-040 0		635 N. 3rd Ave.	CH
117-04-041 0		432 E. 4th St.	CH
117-04-042 0		426-428 E. 4th St.	CH
117-04-043 0		420 E. 4th St.	CH
117-04-044 0		412 E. 4th St.	CH
117-04-045 0		402 E. 4th St.	CH
117-04-046 0		636 N. 4th Ave.	CH
117-04-047 0		634 N. 4th Ave.	CH
117-04-048 0		623 N. 3rd Ave.	CH
117-04-049 0		630 N. 4th Ave.	CH
117-04-050 0		628 N. 4th Ave.	CH/NHNC
117-04-053 0		621 N. 3rd Ave.	CH
117-04-054 0		615 N. 3rd Ave.	CH
117-04-055 0		609 N. 3rd Ave.	CH
117-04-056 0		425-427 E. 5th St.	CH
117-04-059 0		603 N. 3rd Ave.	CH
BLOCK 48, CITY OF TUCSON			
117-04-060 0		342 E. 4th St.	CH
117-04-061 0		332 E. 4th St.	CH
117-04-062 0		326 E. 4th St.	CH
117-04-063 0		320 E. 4th St.	CH
117-04-064 0		312 E. 4th St.	CH
117-04-066 0		643 N. 4th Ave.	CH
117-04-067 0		628-630 & 632 N. Herbert Ave.	CH
117-04-068 0		628 N. 5th Ave.	CH
117-04-069 0		624 N. 5th Ave.	CH
117-04-070 0		620 N. 5th Ave.	CH

8.2.5 West University Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
117-04-074 0		331 E. 5th St.	CH
117-04-075 0		317-321 E. 5th St.	CH
117-04-077 0		307 E. 5th St.	CH
117-04-078 A		614 N. 5th Ave.	CH
BLOCK 49, CITY OF TUCSON			
117-04-079 0		242 E. 4th St.	CH
117-04-080 0		234 E. 4th St.	CH
117-04-081 0	Parking Lot		
117-04-082 0		222 E. 4th St.	CH
117-04-083 0		650 N. 6th Ave.	NHNC
117-04-084 0		626 N. 6th Ave.	CH/I
117-04-086 0	Parking Lot		
117-04-087 0	Parking Lot		
117-04-089 0		620 N. 6th Ave.	CH
117-04-090 0	Parking Lot		
117-04-091 0		247 E. 5th St.	CH
117-04-092 0	Parking Lot		
117-04-093 0	Parking Lot		
117-04-094 0	Parking Lot		
117-04-095 0		604 N. 6th Ave.	CH
BLOCK 50, CITY OF TUCSON			
117-04-099 0	Vacant		
117-04-100 0		632 N. 7th Ave.	NHNC
117-04-102 0	Parking Lot		
117-04-103 0		637 N. 6th Ave.	CH/NHNC
117-04-105 0		624 N. 7th Ave.	CH
117-04-106 0		622 N. 7th Ave.	CH
117-04-107 0		620 N. 7th Ave.	CH
117-04-108 0		621 N. 6th Ave.	CH
117-04-110 0		612 N. 7th Ave.	NHNC
117-04-111 0		602 N. 7th Ave.	CH
117-04-112 0	Vacant		
117-04-113 0		123-125 E. 5th St.	CH
BLOCK 51, CITY OF TUCSON			
117-04-115 0		667 N. 7th Ave.	NHNC
117-04-120 0		629 N. 7th Ave.	CH

8.2.5 West University Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
117-04-125 0		627 N. 7th Ave.	CH
117-04-126 0		621 N. 7th Ave.	CH
117-04-127 0		605 & 615-617 N. 7th Ave.	CH
		75 E. 5th St.	CH
BLOCK 62, CITY OF TUCSON			
117-04-294 0		547 N. 3rd Ave.	CH
117-04-295 0		599 N. 3rd Ave.	CH
117-04-296 A		428 E. 5th St.	CH
117-04-297 A		422-424 E. 5th St.	CH
117-04-302 0		538 N. Hoff Ave.	CH
117-04-303 0		591 N. 3rd Ave.	CH
117-04-304 0		535 N. 3rd Ave.	CH
117-04-305 0		534 N. Hoff Ave.	CH
117-04-306 0		521 N. 3rd Ave.	CH
117-04-307 0		517 N. 3rd Ave.	CH
117-04-308 0		528 N. Hoff Ave.	CH
117-04-313 0		526 N. Hoff Ave.	NHNC
117-04-314 0		513 N. 3rd Ave.	CH
117-04-315 0		511-509 N. 3rd Ave.	CH
117-04-316 0		507 N. 3rd Ave.	CH
117-04-317 0		429 E. 6th St.	NHNC
117-04-321 0		503 N. 3rd Ave.	CH
BLOCK 63, CITY OF TUCSON			
117-04-322 0		506 E. 6th St.	CH
BLOCK 64, CITY OF TUCSON			
117-04-323 0		646 E. 5th St.	CH
117-04-324 0		640-642 E. 5th St.	CH
117-04-325 0		628 E. 5th St.	CH
117-04-326 0		616 E. 5th St.	CH
117-04-328 0		604 E. 5th St.	CH
117-04-329 0		523 N. Jacobus Ave.	CH
		523-1/2 N. Jacobus Ave.	CH
117-04-330 0		525 N. 1st Ave.	CH
117-04-331 0		521 N. 1st Ave.	CH

8.2.5 West University Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
117-04-332 0		528-530 N. 2nd Ave.	NHNC
117-04-333 0		522 N. 2nd Ave.	NHNC
117-04-334 0		519 N. Jacobus Ave.	CH
117-04-335 0		517 N. 1st Ave.	CH
117-04-336 0		643 E. 6th St.	CH
117-04-337 0		623 E. 6th St.	CH
117-04-338 0		621 E. 6th St.	CH
117-04-339 0		619 E. 6th St.	CH
117-04-340 0		617 E. 6th St.	CH
117-04-341 0	Vacant		
117-04-342 0		514 N. 2nd Ave.	CH
117-04-343 0		601-603 E. 6th St.	CH
BLOCK 29, FELDMAN'S AMENDED			
115-04-503 0		818 E. Speedway Blvd.	CH
		818-1/2 E. Speedway Blvd.	CH
115-04-504 0		814 E. Speedway Blvd.	CH
115-04-505 0		812 E. Speedway Blvd.	CH
		812-1/2 E. Speedway Blvd.	CH
115-04-506 0		1052 N. Euclid Ave.	CH
115-04-507 0	Vacant		
115-04-508 0		1044-1046 N. Euclid Ave.	NHNC
		1036, 1038, & 1040-1042 N. Euclid Ave.	CH
115-04-512 0		1030 N. Euclid Ave.	CH
115-04-515 0		1024 N. Euclid Ave.	CH
115-04-516 0		1018-1020 N. Euclid Ave.	CH
		803 & 811 E. 1st St.	CH
115-04-519 0		819-821 E. 1st St.	CH
BLOCK 30, FELDMAN'S AMENDED			
115-04-525 0		750 E. Speedway Blvd.	CH
115-04-526 0	Vacant		
115-04-527 0		710 E. Speedway Blvd.	CH
115-04-528 0	Parking Lot		
115-04-529 0	Parking Lot		
115-04-530 0	Parking Lot		
115-04-531 0		1046 N. 1st Ave.	CH
115-04-532 0		1039 N. Euclid Ave.	CN
115-04-533 0	Parking Lot		

8.2.5 West University Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
115-04-534 0		1036 N. 1st Ave.	CH
115-04-535 0		1030 N. 1st Ave.	CH
115-04-536 0		1029 N. Euclid Ave.	CH
115-04-537 0		1025 N. Euclid Ave.	CH
115-04-538 0		1024-1028 N. 1st Ave.	NHNC
115-04-539 0		1018-1020 N. 1st Ave.	CH
115-04-540 0		701 E. 1st St.	CH
115-04-541 0		707 E. 1st St.	CH
115-04-542 0		715-717 E. 1st St.	CH
115-04-543 0		723 E. 1st St.	CH
115-04-546 0		741-743 E. 1st St.	CH
115-04-548 0		745 E. 1st St.	CH
BLOCK 31, FELDMAN'S AMENDED			
115-04-554 0		724 E. 1st St.	CH
115-04-555 0		920 N. 1st Ave.	NHNC
115-04-556 0	Vacant		
115-04-557 0		708-712 E. 1st St.	CH
115-04-558 0		700 E. 1st St.	CH
115-04-567 0		906 N. 1st Ave.	CH/NHNC
115-04-569 A		722 E. 2nd St.	CH
115-04-568 A		830 N. 1st Ave.	CH
115-04-570 A	Parking Lot		
115-04-571 A		830 N. 1st Ave.	CH
115-04-572 A		830 N. 1st Ave.	CH
115-04-573 A	Parking Lot		
115-04-574 0		819 N. Euclid Ave.	CH
115-04-576 A		820 N. 1st Ave.	NHNC
BLOCK 2, BUELL'S ADDITION			
124-05-007 A	University Main Gate		
124-05-009 0	University Main Gate		
124-05-010 B	University Main Gate		
124-05-011 B	University Main Gate		
124-05-012 0	University Main Gate		
124-05-013 A	University Main Gate		
124-05-014 A		834 E. University Blvd.	NHNC

8.2.5 West University Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
BLOCK 3, BUELL'S ADDITION			
124-05-016 A		701-707 E. University Blvd.	CH
124-05-018 0		715 E. University Blvd.	CH
124-05-019 0		721 E. University Blvd.	CH
BLOCK 4, BUELL'S ADDITION			
124-05-024 0		704 N. 1st Ave.	CH
124-05-025 0		728 N. 1st Ave.	CH
124-05-026 0		730 N. 1st Ave.	CH
124-05-027 0		715 E. 4th St.	CH
124-05-028 0		721 E. 4th St.	CH
124-05-029 0		725-729 E. 4th St.	CH
124-05-030 0		731 E. 4th St.	CH
124-05-031 0		701 N. Euclid Ave.	CH
124-05-032 0		703 N. Euclid Ave.	CH
124-05-033 0		705 N. Euclid Ave.	CH
124-05-034 0		707 N. Euclid Ave.	CH
124-05-035 0		727-729, 731-733, & 735-737 N. Euclid Ave.	CH
		744-746 E. University Blvd.	CH
124-05-036 0		742 E. University Blvd.	CH
124-05-037 0		732-738 E. University Blvd.	CH
124-05-038 0		728-730 E. University Blvd.	CH
124-05-040 0		720 E. University Blvd.	CH
124-05-041 0		708 E. University Blvd.	CH
124-05-042 0		704 E. University Blvd.	CH
BLOCK 5, BUELL'S ADDITION			
124-05-043 0		714-718 N. Euclid Ave.	CH
124-05-044 0	Vacant		
124-05-045 0		801-803 E. 4th St.	CH
124-05-046 0		805-811 E. 4th St.	CH
124-05-047 0		813-819 E. 4th St.	CH
124-05-048 0	Parking Lot		
124-05-049 0		876 E. University Blvd.	CH
124-05-050 0		874 E. University Blvd.	CH
124-05-051 A		870 E. University Blvd.	CH
124-05-052 0		800 & 820 E. University Blvd.	CH

8.2.5 West University Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
BLOCK 9, BUELL'S ADDITION			
124-05-084 0		632 N. 1st Ave.	CH
124-05-085 0		701-703 E. 5th St.	CH
124-05-086 0		709 E. 5th St.	CH
124-05-087 0		711-713 E. 5th St.	CH
124-05-088 0		715-717 E. 5th St.	CH
124-05-089 0		725 E. 5th St.	CH
124-05-090 0		733 E. 5th St.	CH
124-05-091 0		739 E. 5th St.	CH
124-05-092 0		615 N. Euclid Ave.	CH
124-05-093 0		745 E. 5th St.	CH
124-05-094 0		627 N. Euclid Ave.	CH
124-05-095 0		633 N. Euclid Ave.	CH
124-05-096 0		748 E. 4th St.	CH
124-05-097 0		746 E. 4th St.	CH
124-05-099 0		722 E. 4th St.	CH
124-05-100 0		734 E. 4th St.	CH
124-05-101 0		728 E. 4th St.	CH
124-05-102 0		712 E. 4th St.	CH
124-05-103 0		634 N. 1st Ave.	CH
124-05-104 0		710 E. 4th St.	CH
124-05-105 0		704 E. 4th St.	CH
124-05-106 0		636-638 N. 1st Ave.	CH
BLOCK 10, BUELL'S ADDITION			
124-05-107 0		516 N. 1st Ave.	CH
124-05-108 0		701 E. 6th St.	CH
124-05-109 0		711 E. 6th St.	CH
		711-1/2 E. 6th St.	CH
		711 Rear E. 6th St.	NHNC
124-05-110 0		717 E. 6th St.	CH
124-05-111 0		721-725 E. 6th St.	CH
124-05-112 0		727 E. 6th St.	CH
124-05-113 0		731 E. 6th St.	CH
124-05-116 0		746 E. 5th St.	NHNC
124-05-117 0		726 E. 5th St.	CH
124-05-118 0		728 E. 5th St.	CH
124-05-119 0		714-716 E. 5th St.	CH
124-05-120 0		528-530 N. 1st Ave.	CH

8.2.5 West University Historic District. (Cont'd)

TAX PARCEL NUMBER	STRUCTURE OR SITE	ADDRESS	STATUS
124-05-121 0		532 N. 1st Ave.	CH
124-05-122 0		710 E. 5th St.	CH
124-05-123 0		702-704 E. 5th St.	CH
124-05-124 0		538 N. 1st Ave.	CH

8.3 DOWNTOWN HERITAGE INCENTIVE DISTRICT.

8.3.1 Establishment. Established: August 5, 1991, by Ordinance No. 7674.

8.3.2 Boundaries and Location. The boundary of the District coincides with the Downtown Redevelopment District (see map in the *LUC*).

8.3.3 Structures Currently on the National Register of Historic Places.

A. The following are the National Register descriptions of the downtown structures which are currently individually listed, with their dates of entry on the Register:

1. September 30, 1988

   a. Fourth Avenue Underpass

   b. Sixth Avenue Underpass

   c. Stone Avenue Underpass

   d. Vehicular Bridges in AZ Thematic Nomination

2. February 10, 1983

   a. United States Courthouse - 55 East Broadway

      Designed by the architects of the Treasury Department, the Neoclassical Revival building represents part of the extensive Federal building program of the late 1920s. The building is four (4) stories tall and remains one of Tucson's major public buildings. The Courthouse retains its original integrity and continues to serve its original function.

8.3.3 Structures Currently on the National Register of Historic Places. (Cont'd)

3. November 30, 1982

   a. Coronado Hotel - 410 East 9th Street

      Constructed on a main commercial intersection, the three-story, Spanish Colonial Revival-style hotel is historically important as a manifestation of the development of tourism (and tourist hotels) in Tucson.

4. June 23, 1978

   a. Pima County Courthouse - 115 North Church Avenue

      The three-story, Spanish Colonial Revival building has a blue tiled dome and was designed by noted Tucson architect, Roy Place.

5. June 3, 1971

   a. Fremont House - 145-153 South Main Street

      Constructed in 1858 (modified, 1880), this adobe, U-shaped townhouse is said to have been occupied by former Governor John C. Fremont in 1881. It has been restored and is now maintained as a museum by the Arizona Historical Society.

6. June 3, 1971

   a. Old Adobe Patio (Charles O. Brown House) - 40 West Broadway

      This is a Mexican-style, adobe townhouse and is one of the oldest houses in Tucson. It has a flat roof, patio, and seventeen rooms. It now houses a restaurant and shops.

8.3.4 Structures Potentially Eligible for the National or Arizona Registers of Historic Places.

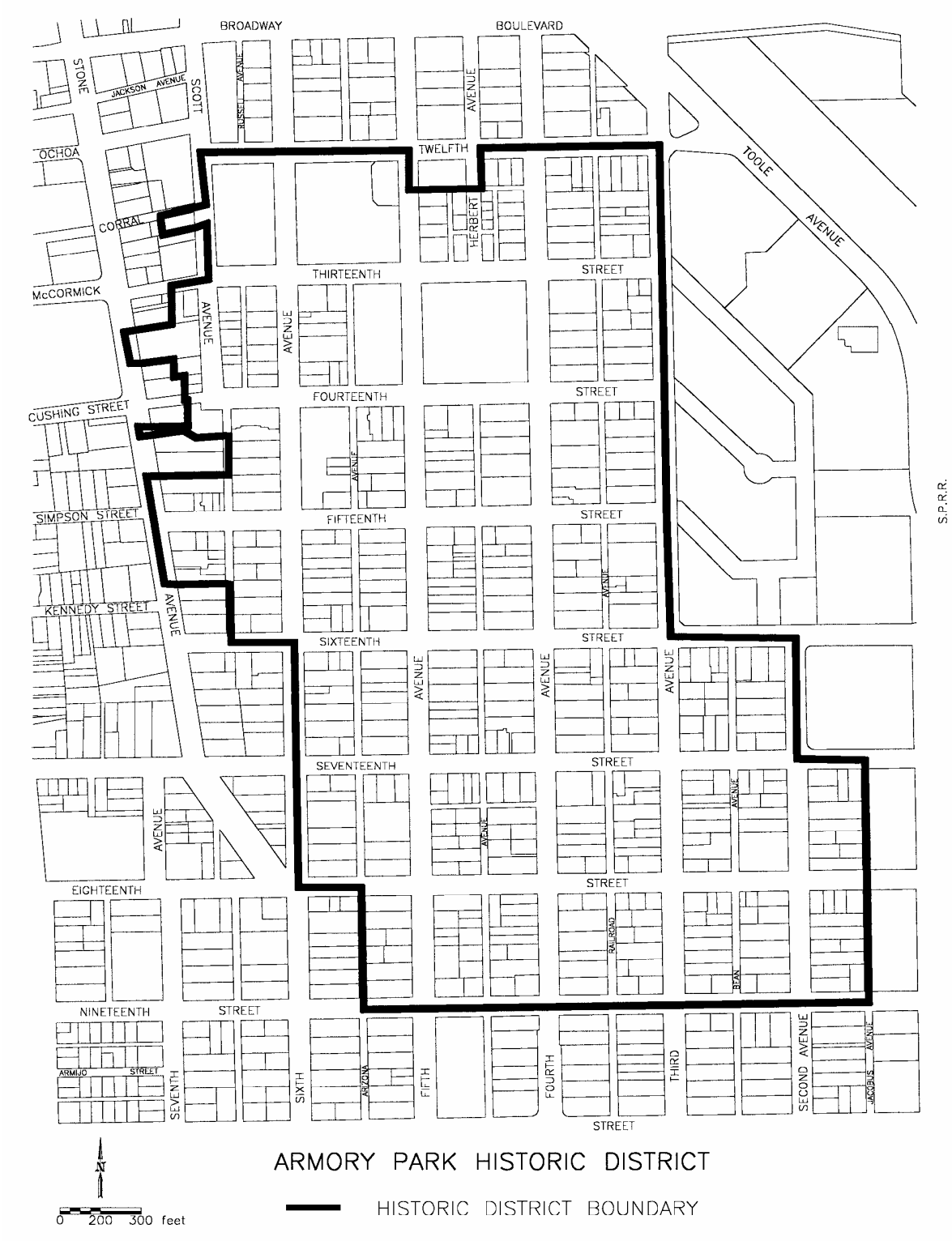
A. The 1983 Historical Survey of Downtown Tucson evaluated some two hundred (200) structures and identified forty (40) as potentially eligible for National Register listing. Of these, three (3) (the underpasses) were subsequently placed on the Register, and two (2) (the El Presidio and Catalina Hotels) were demolished. In its review of the remaining three dozen structures, the Downtown Preservation Strategy Committee's Inventory Subcommittee recommended that twenty (20) buildings receive priority for official recognition, whether as nomination to the National Register, the Arizona Register, or designation as a local landmark. It should be noted that designation would require additional research to document the primary criteria of significance and integrity. Also, the owner's approval would be required.

B. Structures potentially eligible for National Register, the Arizona Register, or local landmark designation are listed below, in chronological order:

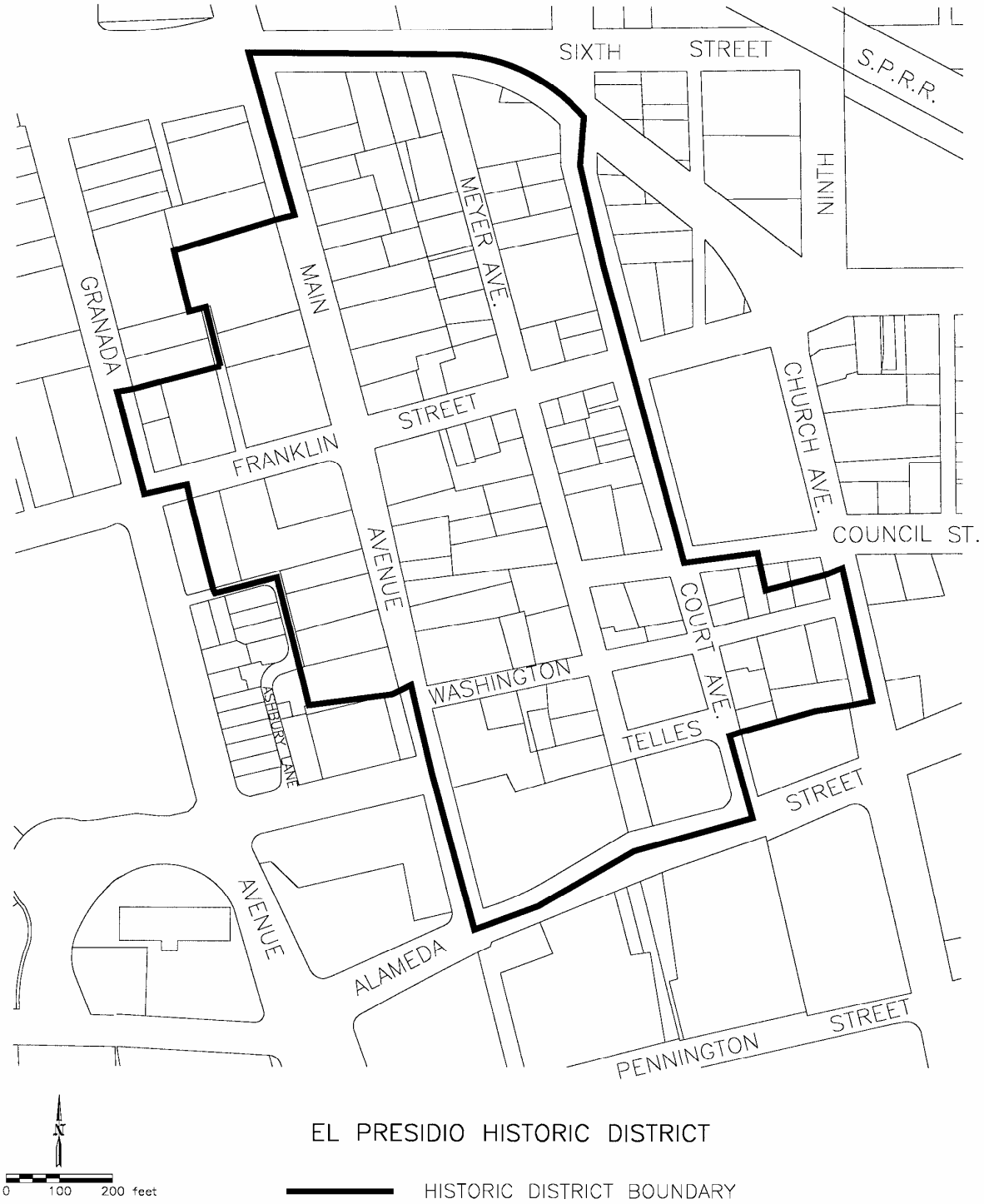
1.	1884	Arizona Daily Star Building 32 North Church Avenue
2.	1903	Willard (Pueblo) Hotel 145 South Sixth Avenue
3.	1905	Chicago Store 130 East Congress
4.	1905-07	W. A. Julian Building 117-121 East Congress
5.	1906	Steinfeld Warehouse 101 West Sixth Street
6.	1906, 1928	Tovrea Warehouse 15 East Toole Avenue
7.	1907	Old Pueblo Club 115 South Stone Avenue
8.	1907, 1942	Southern Pacific Railroad Station 400 North Toole Avenue
9.	1908, 1935	Reilly Funeral Home 102 East Pennington Street
10.	1912	El Paso and Southwestern Railroad Station 419 West Congress

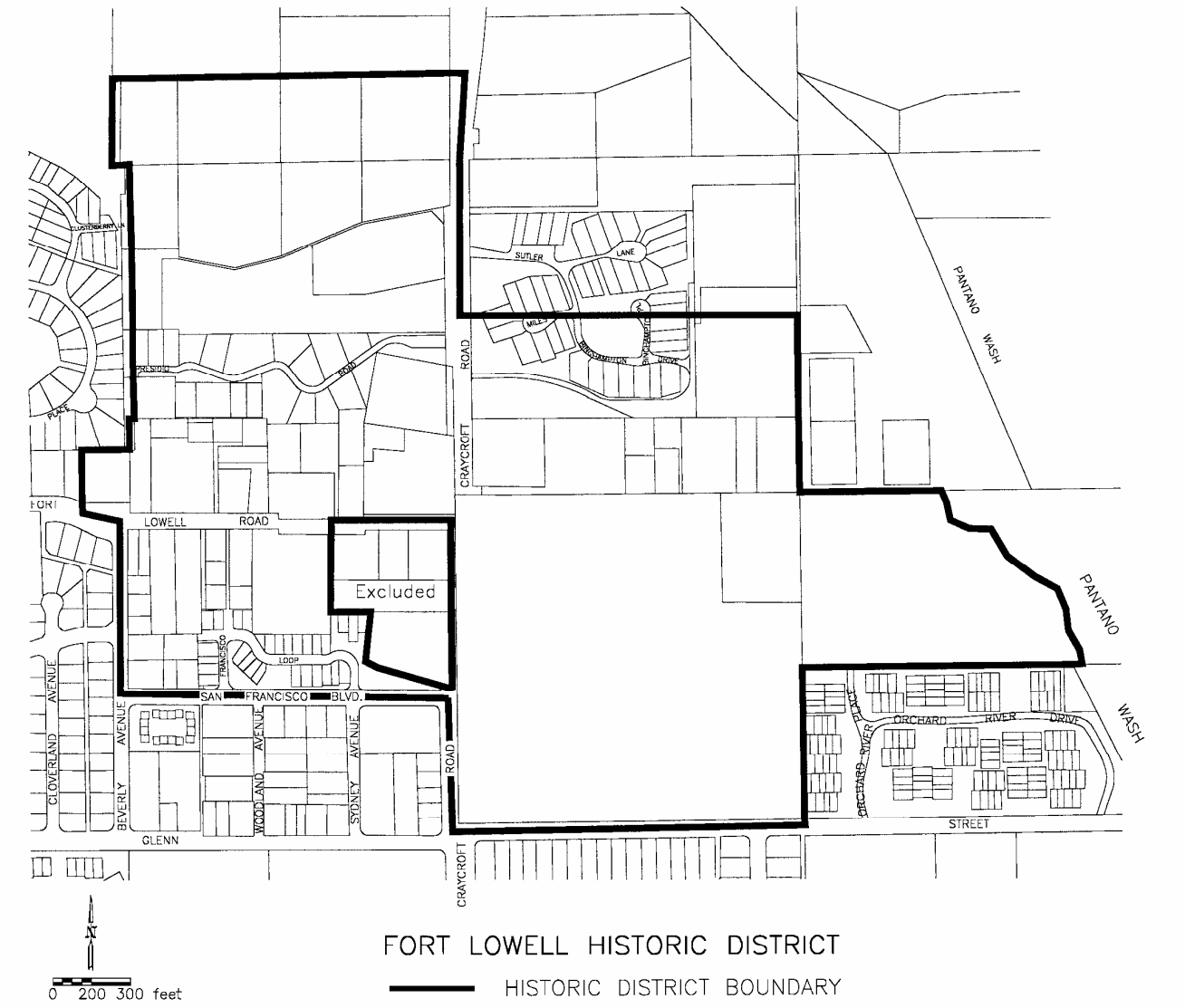
8.3.4 Structures Potentially Eligible for the National or Arizona Registers of Historic Places. (Cont'd)

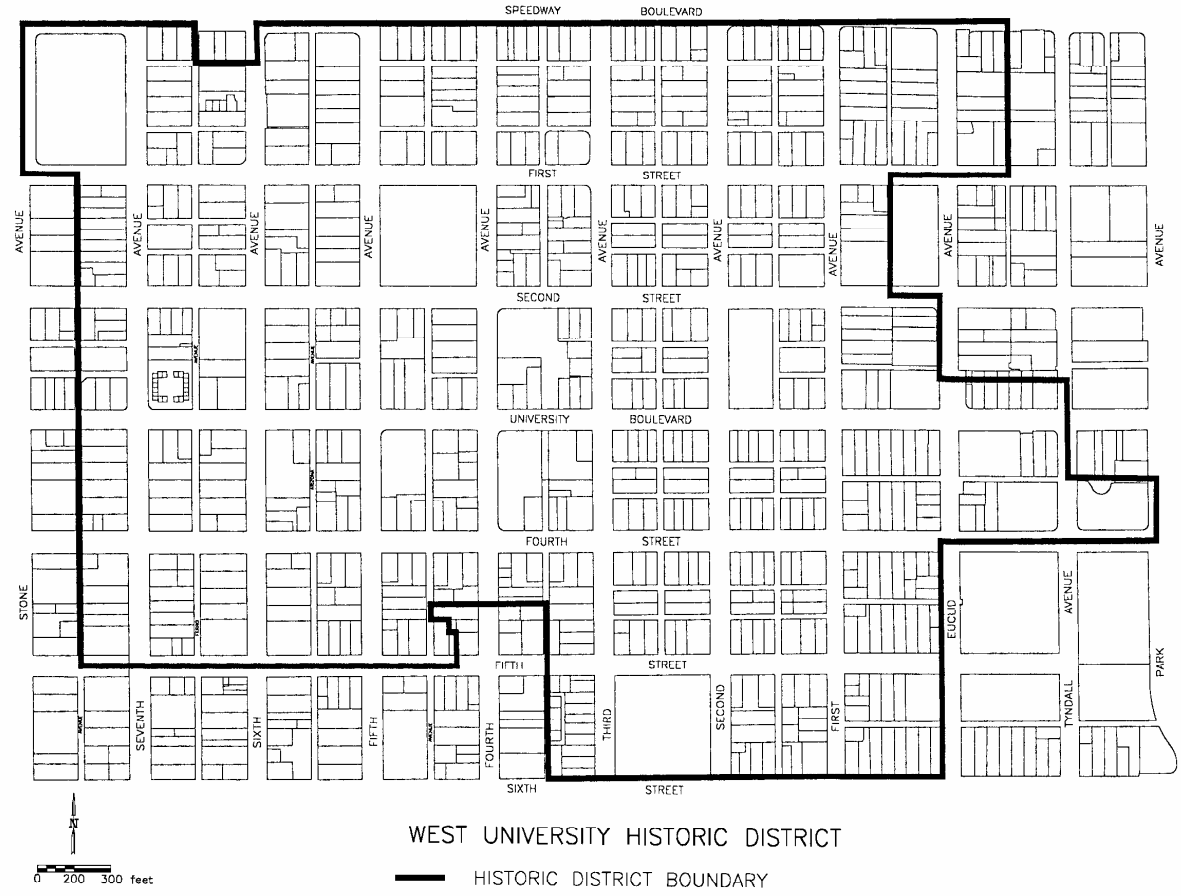
11.	1917	Arizona Hotel 31-47 North Sixth Avenue
12.	1917, 1939	Lewis Hotel 179 East Broadway
13.	1919	Hotel Congress 301-323 East Congress
14.	1919	Odd Fellows Hall 135 South Sixth Avenue
15.	1919-21	Rialto Theater and Apartments 300-314 East Congress
16.	1928	Baffert-Leon Warehouse 1 East Toole Avenue
17.	1928	Thomas-Davis Clinic 130 South Scott Avenue
18.	1929	Valley National Bank 2-16 East Congress
19.	1930	Fox Theater 27-33 West Congress
20.	1953	First Interstate Bank Building 150 North Stone Avenue


BROADWAY
BOULEVARD
STONE
JACKSON AVENUE
SCOTT
RUSSEL AVENUE
AVENUE
TWELFTH
OCHOA
CORRAL
HERBERT
TOOLE AVENUE
THIRTEENTH
STREET
McCORMICK
AVENUE
AVENUE
FOURTEENTH
STREET
CUSHING STREET
AVENUE
SIMPSON STREET
FIFTEENTH
STREET
KENNEDY STREET
AVENUE
AVENUE
SIXTEENTH
STREET
AVENUE
AVENUE
AVENUE
SEVENTEENTH
STREET
AVENUE
AVENUE
AVENUE
EIGHTEENTH
STREET
RAILROAD
BEAR
NINETEENTH
STREET
ARMUJO STREET
SEVENTH
SIXTH
ARIZONA
FIFTH
FOURTH
THIRD
SECOND AVENUE
AVENUE
JACOBUS
STREET
S.P.R.R.
N
0 200 300 feet
ARMORY PARK HISTORIC DISTRICT
HISTORIC DISTRICT BOUNDARY

GRANADA AVE.
CHURCH AVE.
STONE
SCOTT AVE
CUSHING
STREET
S.P.R.R.
ROSALES ST.
EL PASO
STREET
15TH ST.
SIMPSON
AVENUE
MEYER
CONVENT
KENNEDY
STREET
16TH ST.
OTERO AVENUE
ELIAS AVENUE
SAMANIEGO AVENUE
CARRILLO STREET
AVENUE
STREET
SEVENTEENTH
AVENUE
11TH AVENUE
AVENUE
MAIN
AVENUE
AVENUE
STREET
EIGHTEENTH
OSBORNE
COLETA AVENUE
TENTH AVENUE
NINTH
EIGHTH AVENUE
SEVENTH AVENUE
NINETEENTH
STREET
N
0 100 200 feet
BARRIO HISTORICO HISTORIC DISTRICT
HISTORIC DISTRICT BOUNDARY


SIXTH STREET
S.P.R.R.
NINTH
MEYER AVE.
MAIN
GRANADA
STREET
FRANKLIN
CHURCH AVE.
COUNCIL ST.
AVENUE
COURT AVE.
WASHINGTON
ASBURY LANE
TELLES
STREET
AVENUE
ALAMEDA
PENNINGTON STREET
N
0 100 200 feet
EL PRESIDIO HISTORIC DISTRICT
HISTORIC DISTRICT BOUNDARY


PANTANO WASH
SUTLER LANE
CRAYCROFT ROAD
LOWELL ROAD
Excluded
SAN FRANCISCO BLVD.
LOOP
CLOVERLAND AVENUE
BEVERLY AVENUE
WOODLAND AVENUE
SYDNEY AVENUE
GLENN
ORCHARD RIVER DRIVE
ORCHARD RIVER PLACE
STREET
N
0 200 300 feet
FORT LOWELL HISTORIC DISTRICT
HISTORIC DISTRICT BOUNDARY


SPEEDWAY BOULEVARD
FIRST STREET
SECOND STREET
UNIVERSITY BOULEVARD
FOURTH STREET
FIFTH STREET
SIXTH STREET
AVENUE
STONE
SEVENTH
SIXTH
FIFTH
FOURTH
THIRD
SECOND
FIRST
EUCLID
TYNDALL
PARK
N
0 200 300 feet
WEST UNIVERSITY HISTORIC DISTRICT
HISTORIC DISTRICT BOUNDARY

Graphics included in this Development Standard are reprinted from Tucson's Historic Districts: Criteria for Preservation and Development, City of Tucson, 1972, and Tucson Preservation Primer: A Guide for the Property Owner, edited by Robert C. Giebner [A Class Project of the College of Architecture, University of Arizona], 1979.

9-09.0.0 RESERVED

RIO NUEVO AND DOWNTOWN (RND) ZONE

9-10.1.0 GENERAL
9-10.2.0 APPLICABILITY AND ORGANIZATION OF CRITERIA
9-10.3.0 DESIGN PRINCIPLES
9-10.4.0 DESIGN CRITERIA
9-10.5.0 RESPONSIBILITY FOR ENFORCEMENT
9-10.6.0 MODIFICATIONS
9-10.7.0 RESPONSIBILITY FOR REVIEW
9-10.8.0 LIST OF FIGURES

9-10.0.0 RIO NUEVO AND DOWNTOWN (RND) ZONE.

9-10.1.0 GENERAL.

1.1 Introduction. In November 1999, voters approved the Rio Nuevo Multipurpose Facilities District to promote the development of Rio Nuevo and the revitalization of Downtown Tucson. Established with the cooperation of the Cities of Tucson and South Tucson, the District encompasses five key areas – Rio Nuevo, Downtown Tucson, the Broadway Corridor, El Con Mall, and Park Place Mall. This Development Standard addresses development only in the Rio Nuevo and Downtown Zone.

Design guidelines were developed through the Rio Nuevo master planning process involving substantial community input, active citizen committees, and several design workshops. Prior to that, design guidelines were prepared as part of the *Downtown Pedestrian Implementation Plan (DPIP).* This plan was prepared with input from and review by a Technical Advisory Committee (TAC) comprised of Downtown property and business owners, residents, and governmental agency representatives. The *DPIP* was endorsed by the Mayor and Council in October of 1996. The guidelines were revised, and portions were referenced as design criteria in the City of Tucson Design Guidelines Manual.

The shared goal of these efforts is to shift Downtown Tucson's focus to creating a pedestrian-friendly environment to attract businesses and become a destination for residents and visitors. The revitalization of Downtown and redevelopment of Rio Nuevo will enhance the pedestrian environment and celebrate the multicultural history of the city and its unique desert environment.

1.2 Purpose. This Standard has been established for the purpose of implementing the Design Criteria established in Sec. 2.8.10.5, *Land Use Code (LUC)*, and informing property owners and permit applicants of review requirements and design criteria for projects within the Rio Nuevo and Downtown (RND) Zone. The RND Zone is an overlay district as defined in Sec. 6.2.18, *LUC,* and as shown for reference in ***Figure 1, Rio Nuevo and Downtown Zone Map.***

1.2 Purpose. (Cont'd)

The review procedures and design criteria summarized in this Development Standard are intended to promote quality design and innovative projects in the Rio Nuevo District and Downtown that will increase private and public property investments and property values.

A secondary intent of the Development Standard is to expedite the permitting process in the overlay zone by providing the applicant with clear direction. Illustrations are included to clarify particular design criteria and further aid the applicant in meeting review requirements.

1.3 Objectives. The Standard promotes the following objectives: 1) incorporate building and design elements that recognize Tucson's cultural history and environmental setting; 2) create high-intensity, mixed-use development within a walkable area; 3) provide parking areas that minimize the need for internal vehicular circulation; 4) preserve street frontages for pedestrians by placing parking at the rear or sides of buildings; 5) enhance the pedestrian environment to include shade trees, plazas, fountains, lighting, façade improvements, and storefronts to encourage window shopping; 6) develop graphic themes, enhanced streetscapes, and public art to make the project a distinct and unique destination; and 7) design projects to encourage neighborhood interaction and pedestrian access in commercial areas.

9-10.2.0 APPLICABILITY.

2.1 Applicability. This Standard applies to all development and improvements within the RND Zone. The Standard lists design criteria that may be applicable throughout the zone or within particular subareas as noted below.

This Standard is intended for use by public agencies, private property owners, landscape architects, architects, engineers, artists, designers, and developers who are preparing to alter property within the zone.

This Standard does not waive any applicable City regulations or codes. Plans approved with respect to this Standard must also meet applicable *LUC* and building code requirements.

2.2 Design Context and Compatibility Report. As part of the submittal requirements for development review within the RND Zone, the applicant must submit a Design Context and Compatibility Report. This report should be a succinct introduction to the project, limited to two to three pages, that demonstrates the applicant's understanding of the regional, community, and site-specific design contexts. The report format may be a combination of text and graphics. If the project design departs from the established context or does not comply with mandatory design criteria in this Standard, the report must explain the reason for an alternate design solution.

2.3 Definitions. Definitions used in this Standard are found in the Development Standards Glossary or in Sec. 6.2.0 of the *LUC.* Selected terms relating to design elements and criteria are further defined and clarified graphically within this Development Standard.

9-10.3.0 DESIGN PRINCIPLES.

3.1 Diversity. Diversity reflects the prehistoric, historic, and cultural elements that make up Tucson's urban form and context. This principle forms the basis for the specific design criteria including building character and materials that reflect the indigenous influence of the Sonoran Desert region and culture. The intent of this design principle is not to prescribe architectural style, materials, or form but to encourage innovation in contemporary design.

3.2 Design in Context. Design in Context is the recognition that Tucson is a unique desert Southwestern city. New buildings should also translate into contemporary form the basic principles that contribute to historic structures and other structures in and around the Site Context - Development Zone, as well as addressing the Regional and Community Context. Water features located in plazas and open space areas throughout the RND Zone will offer water as a symbol of the Downtown area.

A. *Regional Context.* The regional context of a place is reflected in its environment and natural landscape, its heritage and cultural resources, and its native building forms and materials. The regional context for Rio Nuevo and Downtown Tucson includes the ecology of the Sonoran Desert, the Santa Cruz River, and views to Sentinel Peak and surrounding mountain ranges. Context is also found in climate – hot and dry desert summers, intermittent rainy seasons, cold winter nights, clear skies, the sun, strong shadows, and limited water availability. Regional context includes the traditional barrios and neighborhoods, walking paths, a multihued palette of colors used for decorating, and the Spanish street names that evolved over the course of many years of Tucson's development.

B. *Community Context.* Community context within the RND Zone is a further illustration of the regional environmental and cultural setting, as reflected in particular subareas. Development should respond to the prevailing design character within each subarea.

C. *Site Context – Development Zone.* Site context looks at the immediate surroundings of the proposed improvement. The Development Zone is defined in Sec. 6.2.4, *LUC.* New buildings should strengthen and enhance the characteristics of the immediate setting and build upon or maintain key unifying patterns. However, they should not directly mimic historic buildings so as to be indistinguishable from them. Rather, new buildings should translate into contemporary form the basic principles that contributed to historic structures.

In areas where historic context is a criterion, design must respond to this context through the use of appropriately scaled buildings utilizing materials, exterior openings, and a relationship to the street consistent with existing historic structures. (See Development Standard 9-08.0, Historic Preservation Zone Development Standards, for information relating to development patterns, design relationships, and architectural styles and detail.)

3.3 Accessibility. Accessibility includes three dimensions. The first is physical mobility for pedestrians, including physically disabled pedestrians, bicycles, transit, and private cars

provided by an efficient and pleasant circulation system. The second is visual, retaining physical amenities such as viewsheds, open space, and visual connections to the mountains and the Santa Cruz River. The third is informational and educational, including access to information and ideas. Rio Nuevo builds on the idea that Tucson offers cultural and historic resources that must be available to residents and visitors alike. It is the sharing of ideas of history, prehistory, environment, landscape, building form, pathway, and plaza that can enrich the experience for those who come to Rio Nuevo and Downtown. This can be done by restoration of key elements of historic buildings, interpretation of prehistoric cultural resources, and installation of educational signs and plaques throughout the area.

9-10.4.0 DESIGN CRITERIA.

4.1 Overall Site Design. The design of all projects in the RND Zone shall be responsive to the physical context of the region, community, and site. Site design shall be based on maximizing relationships with existing and/or planned structures, circulation systems, and natural features. Site design shall also take into consideration significant visual relationships and landmarks.

4.2 Building and Structures. The intent is to ensure that site design and architectural character reinforce the image of the RND Zone as an inviting, lively, and pedestrian-friendly district. Design should promote safe and easy passage from the public realm into individual buildings. Twenty-four-hour, street-level activity should be encouraged by providing a mixture of retail, office, and residential uses within each building. A critical mass of evenly distributed residential uses will encourage evening street activity. Certain areas or streets could be exclusively retail and residential, but buildings dedicated exclusively to office space should be discouraged. Building façades, colors, and materials should be appropriate for the urban streetscape.

A. *Pedestrian Experience of Buildings.* The pedestrian experience, including scale, mass, color, materials, and historic context, should be combined to reinforce the uniqueness of Sonoran elements and Tucson's culture.

1. All new construction shall provide scale-defining architectural elements or details at the first two floor levels, such as windows, spandrels, awnings, porticos, cornices, pilasters, columns, and balconies.

2. Every commercial building frontage shall provide windows, window displays, or visible activity within and adjacent to the building at the ground floor level, with a minimum of fifty (50) percent of the building frontage providing such features.

3. Façade walls shall provide visual interest. At the street level, a single plane of a façade may not be longer than fifty (50) feet without architectural relief or articulation by features such as windows, trellises, and arcades.

4. Façade design must provide a safe and appealing nighttime environment by providing exterior building and window lighting that is pedestrian-scaled, down-shielded, and controlled for glare.

B. *Massing.* The proposed buildings should respect the scale of those buildings located on adjacent properties and serve as an orderly transition to a different scale. Building heights with a vastly different scale than those on adjacent properties should have a transition in scale to reduce and mitigate potential impacts. In areas undergoing change, long-range plans should be consulted for guidance as to appropriate heights.

C. *Entryways and Façades.*

1. Primary public entries shall be directly accessed from the sidewalk along a street rather than from a parking lot. Public access to commercial and governmental buildings shall be provided at sidewalk grade. The primary floor of, and access to, residential structures may be elevated. Secondary access may be provided from off-street parking areas.

2. The front doors of all commercial and governmental buildings shall be visible from the street if located more than ten (10) feet from the front building line, and their locations must be reinforced with additional graphics, lighting, marquees, or canopies.

3. Façades of historic buildings may be enhanced with signs, awnings, or street trees. If façade improvements are proposed, they must complement the overall historic context of the Downtown and respect the architectural integrity of the façade.

D. *Colors.* Colors may conform to the overall color palette and context of the Downtown area or subarea or may be used expressly to create visual interest, variety, and street rhythms. The rationale for an expressive or idiosyncratic use of color should be described in the development plan submittal.

E. *Materials.*

1. Buildings shall be designed to shield adjacent buildings and public rights-of-way from reflected heat and glare.

2. New buildings should use materials, patterns, and elements that relate to the traditional context of the Downtown area or subarea.

F. *Setbacks.* All new construction shall maintain the prevailing setback existing within its development zone.

4.3 Circulation and Parking.

A. *Street Hierarchy.* The Downtown is organized along the hierarchy of Downtown's streets, with the pedestrian given top priority for the Downtown. (See ***Figure 2, Downtown Street Hierarchy***.) The streets, including their rights-of-way, are addressed in one of three classifications.

1. *Pedestrian Retail Core Streets.* These are the streets that host Downtown's greatest variety of commercial and public activities at the street

level. They also accommodate vehicular traffic including automobiles, public transit, and service vehicles and have on-street parking in some locations. However, priority is given to the pedestrian.

2. *Entry Streets.* These streets carry high volumes of traffic (respectively) into and out of Downtown. These streets typically are wider to accommodate through and turning traffic.

3. *Traffic Calming Streets.* These streets are generally narrower, with fewer travel lanes than entry streets, and accommodate on-street parking. Traffic Calming Streets are all those not designated as Entry Streets or Pedestrian Retail Core Streets.

B. *Pedestrian Pathways.*

1. Shade shall be provided for at least fifty (50) percent of all sidewalks and pedestrian pathways as measured at 2:00 p.m. on June 21 when the sun is 82° above the horizon (based on 32°N Latitude). Shade may be provided by arcades, canopies, or shade structures, provided they respect the historic and design context of the street and the architectural integrity of the building. Deciduous trees, as proposed in the *Downtown Comprehensive Street Tree Plan,* are encouraged to supplement existing evergreen trees. The use of plantings and shade structures in the City right-of-way is permitted to meet this standard. The shade provided by a building may serve to meet this guideline.

2. Along pedestrian pathways that lead to the Rio Nuevo South Cultural Plaza and in areas planned for retail and entertainment uses and high pedestrian traffic, shade devices should be provided at pedestrian waiting areas and street intersections.

C. *Vehicular Circulation and Parking.*

1. *Circulation.*

a. All parking area access lanes (PAALs) adjacent to buildings shall have pedestrian circulation paths between the PAAL and the building, with a minimum width of six (6) feet.

b. All vehicular ingress and egress points shall be perpendicular to the intersecting street. Ingress and egress points shall be designed to minimize vehicular/pedestrian and vehicular/bicycle conflicts. Adequate storage for vehicular queuing at parking facilities must be contained on site. Right turn bays will be strongly discouraged within this zone. Points of ingress and egress shall be minimized wherever possible. Additional temporary ingress and egress locations may be permitted for parking structures that anticipate occasional high peak period traffic flows (i.e., parking facilities for event venues).

2. *Parking.*

a. *General.* Parking requirements within the RND Zone are listed in the *LUC*, Sec. 3.3.6.

1) All public parking must be open and accessible to the public between the hours of 5:00 a.m. and 1:00 a.m., seven (7) days per week, with the exception of the performance of required maintenance.

b. *Provisions.*

1) All new parking shall be designed so that vehicles are not visible from the adjoining street level, through incorporation of pedestrian arcades, occupied space, or display space.

2) Employee parking for all uses should be provided at remote locations in order to maximize the availability of space for development.

D. *Pavement of Sidewalks, Crosswalks, and Streets.* Treatment of sidewalks, crosswalks, and streets should be consistent with the design guidelines of the *DPIP.*

4.4 Pedestrian Plazas and Open Space. The fundamental objective of this Section is to encourage public and private investments to enhance the character and function of Downtown's pedestrian environment. The enhancement of the Downtown pedestrian environment will contribute to the experience visitors have in the Downtown area.

A. *Plazas and Pedestrian Nodes.* Plazas, courtyards, and patios are landscaped outdoor areas designed to accommodate multiple uses, from large gatherings of people for performing arts to smaller gatherings. The plazas and courtyards will be one of the ways that spaces and uses can be linked. There should be five (5) percent of the gross floor area of the new construction provided in public plazas or courtyards for every new development.

B. *Viewshed Corridors.* Views of all historic properties and all natural elements surrounding the Downtown should be considered during design.

Plazas, courtyards, and open spaces should be sited to include views to other public spaces. Protection of the views, especially from the pedestrian perspective, will be important for each new development.

C. *Linkages (Physical and Visual).* Neighborhood linkages will be maintained throughout Downtown. Pedestrian trails, such as the Old Pueblo Promenade (defined in the *DPIP)*, will also be maintained and enhanced as part of new development.

4.5 Streetscape.

A. *Public Art.* Public art is encouraged in all new development. The character of the public art will fit within the context defined by the development and other surrounding buildings.

B. *Seating and Furnishings.*

1. Seating will be provided at all outdoor gathering spaces. The character, color, and materials of the seating will fit within the context of the development and other surrounding buildings.

2. Waste receptacles will be provided and will fit within the context of the development.

3. Newspaper receptacles and vending machines in exterior spaces shall be consistent with the design of the project.

C. *Lighting and Utilities.* Lighting is essential for providing a safe and comfortable nighttime environment in Rio Nuevo and the Downtown. Standards for lighting will necessarily vary, depending on the design context of the specific subarea, the level of pedestrian and vehicular activity, and the overall design concept of the project. Likewise, the effect of utility fixtures or appurtenances should be considered in the development proposal.

1. Adequate lighting shall be provided for safety and visibility at night. Project plans must include illumination levels and color rendition of exterior building lighting adjacent to sidewalks and alleys.

2. Historic light standards should be maintained and upgraded as necessary to provide minimum light levels for safety. If historic light standards cannot meet specified criteria for roadway lighting, supplemental lighting standards should be chosen to complement the character and scale of existing historic light standards.

3. Metal halide light sources should be used in pedestrian areas, streets, and parking areas for their white color of light that contributes to the comfort of users. Particular concern of lighting levels should be given to areas and points where potential conflict between pedestrians and vehicles occurs, such as crosswalks, parking areas, etc. In pedestrian areas, adequate lighting distribution should be provided that overlaps at a height of about seven (7) feet above the finish grade to allow visual recognition of pedestrians. Illumination levels and lighting sources should be used that minimize areas or points of glare while providing adequate levels of light for safety and security.

4. Vehicular light luminaires should be full cut-off fixtures.

5. To minimize sidewalk clutter, pedestrian and vehicular lights should utilize the same pole. The spacing of the combined fixtures shall be dictated by City illumination standards for roadways.

6. Utility boxes should be located adjacent to buildings where feasible. Utility fixtures attached to buildings, patios, or other decorative walls and other mechanical equipment shall not obstruct pedestrian movement. These and other utility appurtenances should be integrated into the design and historic character of the Downtown outside of the public right-of-way.

4.6 Signage.

A. *Downtown Destination Signage Program.* In a well-conceived system of providing information for pedestrians, the system should lead members of the public to parking in the vicinity of their final destination, then guide the visitors to their destination with more specific pedestrian-level signage.

Any new public parking provided in the Downtown area will include provisions for pedestrian signage to be compatible with vehicular and other signage in the Downtown. The parking facility will include signage for the facility and pedestrian kiosks located just outside the facility and will encourage visitors to see other destinations while they are Downtown.

4.7 Resource Conservation. The intent of the following energy and water conservation criteria is to identify specific actions that will reduce energy consumption, demonstrate the use of solar energy, and promote alternative design solutions in keeping with sustainable building practices.

A. *Energy Conservation.* The facilities should use little energy to run; be constructed to last; have low maintenance needs; and respect the regional, cultural, and material uniqueness of Tucson.

B. *Sustainable Energy Standard.* All public facilities shall meet the requirements of the Sustainable Energy Standard to the extent reasonable. The Standard may be waived by the City Manager based on factors including, but not limited to, excessive cost or unsuitability to the project.

9-10.5.0 RESPONSIBILITY FOR ENFORCEMENT. DSD has the authority to enforce applicable provisions of this Development Standard.

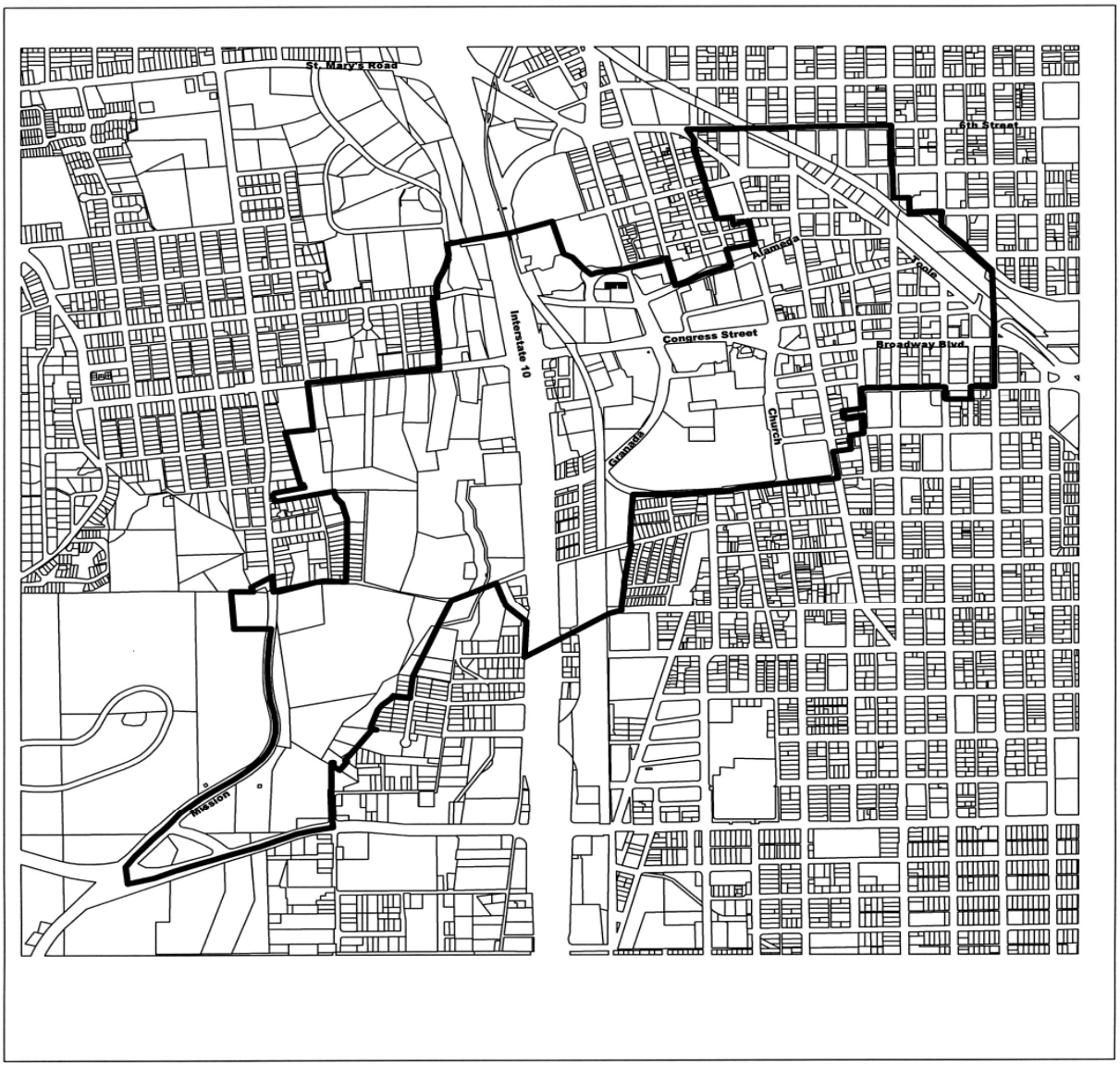
9-10.6.0 MODIFICATIONS. When an applicant requests a modification of this Standard, the Community Design Review Committee (CDRC) may consider the modification in accordance with Development Standard 1-01.0.

Appeals to decisions made by the CDRC are considered in accordance with Development Standard 1-01.0.

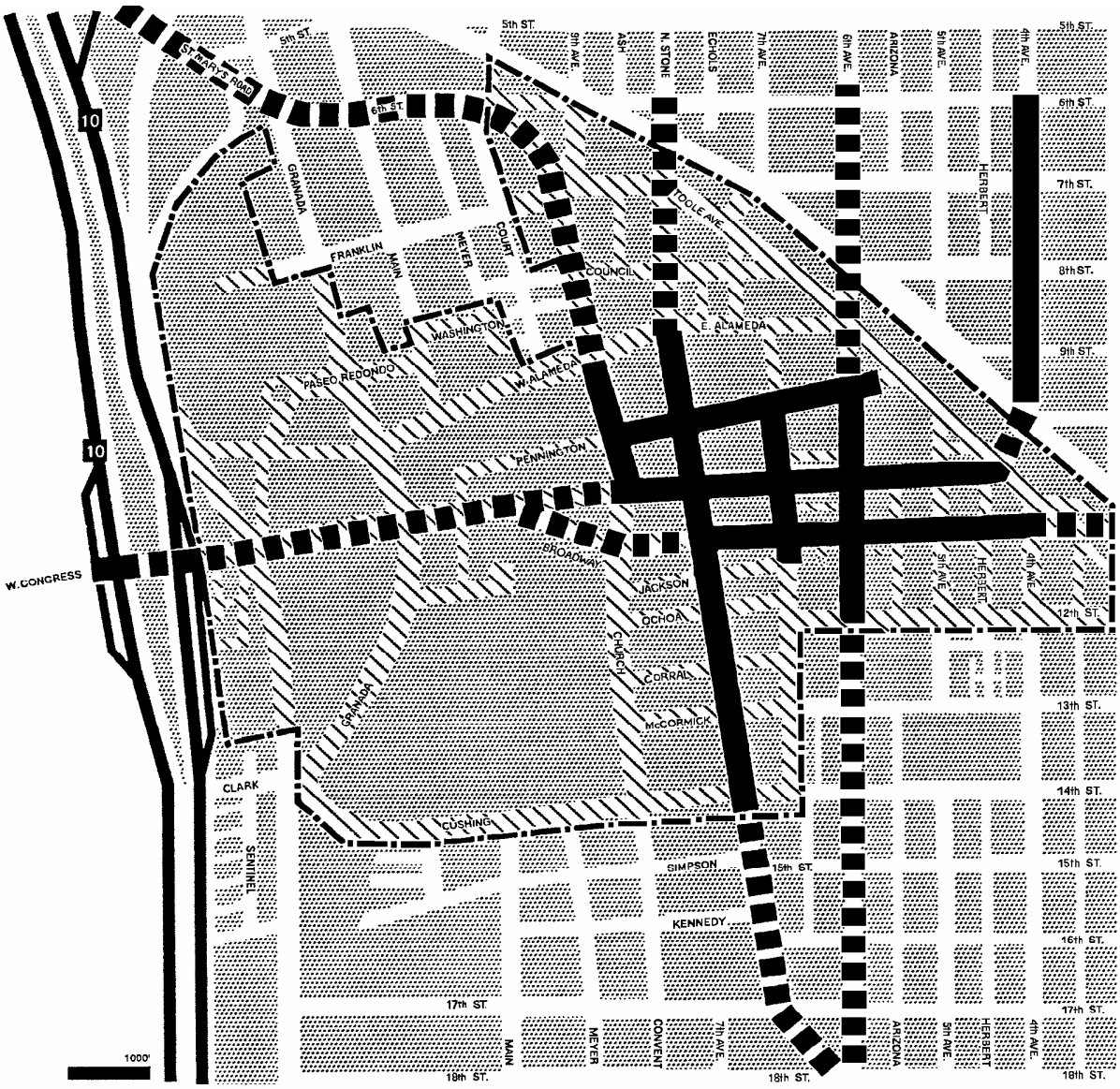
9-10.7.0 RESPONSIBILITY FOR REVIEW. The DSD Director reviews this Standard at least annually or at the discretion of the City Manager.

9-10.8.0 LIST OF FIGURES.

Figure 1 – Rio Nuevo and Downtown Zone Map
Figure 2 – Downtown Street Hierarchy


St. Mary's Road
6th Street
Alameda
Congress Street
Broadway Blvd.
Interstate 10
Granada
Church
Mission

N
Rio Nuevo
and
Downtown Zone



CIRCULATION

STREET HIERARCHY
Legend:

- Pedestrian Retail Core
- Entry Streets
- Calming Streets are all the remaining streets within the Downtown Heritage Incentive Zone
- Downtown Heritage Incentive Zone

DOWNTOWN STREET HIERARCHY

STORMWATER DETENTION/RETENTION MANUAL

Due to the size and nature of this manual, it is unable to be accommodated within the Development Standards Book. The manual is, therefore, printed and bound as an individual booklet and is available as a separate purchase item from the Pima County Transportation and Flood Control District.

For your information, the Table of Contents is included.

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CITY OF TUCSON STANDARDS MANUAL FOR DRAINAGE DESIGN AND FLOODPLAIN MANAGMENT IN TUCSON, ARIZONA

Due to the size and nature of this manual, it is unable to be accommodated within the Development Standards Book. The manual is, therefore, printed and bound as an individual booklet and is available as a separate purchase item from the City of Tucson Engineering Division.

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10-03.0.0 COMMERCIAL RAINWATER HARVESTING.

10-03.1.0 GENERAL

1.1 INTRODUCTION. Harvesting rainwater is a useful strategy for providing supplemental irrigation water to commercial landscapes, making more efficient use of the desert's most limited resource--water. The City of Tucson Mayor and Council adopted the Commercial Rainwater Harvesting Ordinance on October 14, 2008 to increase the use of harvested rainwater at commercial sites in Tucson and to decrease use of potable and reclaimed water supplies. The ordinance takes effect June 1, 2010.

1.2 PURPOSE. This Development Standard has been prepared to facilitate effective use of available rainwater resources for landscape irrigation in commercial development as a means of reducing dependency on potable and reclaimed water sources. It clarifies requirements for compliance with Ordinance No. 10597, the Commercial Rainwater Harvesting Ordinance (Ordinance), including the key requirement of meeting 50% of landscape water demand using harvested water. This standard provides:

A. Design considerations and technical requirements for passive and active water harvesting systems;

B. Requirements and guidelines for the preparation and implementation of Rainwater Harvesting Plans;

C. Requirements for landscape and irrigation at water harvesting sites;

D. Recommended maintenance steps;

E. Elements required for compliance with the Ordinance;

F. Enforcement provisions;

G. Water budget assumptions and calculations (Exhibit A)

H. Annual reporting form (Exhibit B)

1.3 APPLICABILITY. This standard applies to all commercial development plans submitted after June 1, 2010.

10-03.2.0 DEFINITIONS

Other than as provided below, definitions used in this Standard are found in the Development Standards Glossary or Sec. 6.2.0 of the *LUC*.

2.1 *Active Water Harvesting*. The collection of stormwater into containment systems for storage and later diversion to beneficial uses.

2.2 *Catchment Areas.* Areas of a site where water is harvested, including where rain falls directly on plant canopies and pervious Water Harvesting Infiltration Areas, and where rain falls on impervious rooftops, sidewalks, parking lots, driveways and other surfaces from which stormwater is directed toward Water Harvesting Infiltration Areas.

2.3 *Catchment Ratio.* The ratio of the water harvesting catchment area to the canopy area of the plants that use water harvested from that catchment area.

2.4 *Commercial development.* Any new non-residential development that is intended to be used primarily for commercial activities, and is subject to the requirements of the International Building Code.

2.5 *Containment systems.* Above-ground tanks, below-ground tanks, other types of above- and below-ground water-holding containers, and associated pipes and transmission equipment that enable beneficial use of harvested water.

2.6 *Evapotranspiration.* The transfer of water from land surface to the atmosphere through the combination of evaporation and plant transpiration.

2.7 *Impervious Subwatersheds.* Discrete nonporous subareas of a site--including rooftops, sidewalks, parking lots, driveways and other impervious areas--that capture stormwater and deliver it through gravity flow to discrete containment systems or Water Harvesting Infiltration Areas.

2.8 *Passive Water Harvesting.* The collection of stormwater directly into Water Harvesting Infiltration Areas without the temporary storage of water in a containment system.

2.9 *Plant Canopy Area.* The area covered by plants as indicated on the landscape plans, including understory, midstory and overstory plants.

2.10 *Rainwater.* Liquid precipitation falling from the sky before it lands on a surface.

2.11 *Stormwater.* Rainwater that has landed on a surface.

2.12 *Water harvesting.* The process of intercepting stormwater and putting it to beneficial use.

2.13 *Water Harvesting Infiltration Areas.* Pervious areas of a site where harvested water collects and soaks into the subsurface to support landscape plants. Water Harvesting Infiltration Areas include exposed soil shaped to hold and infiltrate water, permeable soil subgrades

overlain with impervious pavement that receive water via perforated pipes or other conveyance techniques, structured soil overlain with permeable paving, and other strategies that collect water and allow it to soak into the subsurface to support landscape plants.

10-03.3.0 DESIGN CONSIDERATIONS AND TECHNICAL REQUIREMENTS

Two primary strategies for harvesting water are commonly used in the southwest US to support landscape water needs. Passive water harvesting is accomplished by infiltrating stormwater runoff directly into Water Harvesting Infiltration Areas. Active water harvesting stores harvested water in containment systems located above or below ground so the stored water is available for later beneficial use. The commercial facility may determine the strategy or strategies most appropriate for their site. Design considerations and technical requirements for passive and active water harvesting systems are described in the sections below.

3.1 **PASSIVE WATER** HARVESTING. Passive water harvesting consists of the collection of stormwater directly in Water Harvesting Infiltration Areas without the temporary storage of water in containment systems. Passive water harvesting functions through gravity-flow of stormwater. It requires no tanks, piping, metering, pumps or other infrastructure associated with containment systems. However, in passive water harvesting, infrastructure components may be needed to route overflow water, pass water under roads or parking lots, or for other purposes conducive to the effective functioning of the passive systems.

A. Passive Water Harvesting Design Considerations. An array of techniques and designs are available to accomplish passive water harvesting. Whatever techniques or designs are used, the items listed below should be considered to create safe, efficient and effective passive water harvesting systems.

1. Use Water Harvesting Infiltration Areas, where feasible, to offset the size of a retention/detention basin that may be needed at a site. Consult Appendix C of the City of Tucson Water Harvesting Guidance Manual for information on the allowed offset.

2. The area and depth of Water Harvesting Infiltration Areas should be determined according to the anticipated volume of harvested water that will enter these areas and the infiltration characteristics of the underlying soil.

3. Plants with similar water demands should be placed in the same areas within Water Harvesting Infiltration Areas.

4. Soils within Water Harvesting Infiltration Areas should be modified as needed to counteract the effects of mechanical compaction and/or poor soil infiltration conditions in order to ensure appropriate water infiltration.

5. The edge of Water Harvesting Infiltration Areas should be set back from building foundations or other structures to allow for positive drainage of water. Consult a soils professional where necessary.

6. Planting areas that harvest water should be recessed below the grade of adjacent hardscapes. Hardscape surfaces should be sloped toward adjacent recessed planting areas.

7. Pedestrian circulation should be designed to discourage cutting across recessed planting areas to avoid soil compaction, erosion, and damage to plants and to minimize the risk of injury to pedestrians.

8. Maximum reveal at the edge of public sidewalks and pedestrian circulation paths should be 2 inches or less to minimize the risk of injury to pedestrians. A minimum 12-inch wide shoulder with a maximum two (2) percent cross-slope away from a public sidewalk or pedestrian circulation path should be provided where possible.

9. Water Harvesting Infiltration Areas should be stabilized for dust control purposes. Techniques could include spreading ½-inch or larger rock, hydroseeding with native seed mixes, or using other stabilizing techniques and materials. Fine-grained particles that could block water infiltration by clogging soil pores should be washed from materials prior to placement. Avoid the use of fine-grade decomposed granite within or directly adjacent to Water Harvesting Infiltration Areas due to the potential for shed silts and clays to reduce water infiltration.

10. Organic mulch is appropriate for reducing evaporation, controlling dust and increasing soil quality in Water Harvesting Infiltration Areas in those locations where the vegetation, water collection, erosion conditions, and slope characteristics are amenable to its use.

B. Passive Water Harvesting Technical Requirements. The following technical requirements apply to all passive water harvesting systems.

1. Water Harvesting Infiltration Areas shall be designed so that water infiltrates into soil within twenty-four (24) hours.

2. Water Harvesting Infiltration Areas shall be designed to minimize ponding in areas that may create a nuisance for pedestrians. Ponding is not allowed on or over public sidewalks or required pedestrian circulation paths.

3. Materials for erosion control shall be specified where they are necessary due to erosion potential. The ground surface treatment of spillways and other areas that convey water flows shall be able to withstand scouring.

3.2 ACTIVE WATER HARVESTING. Active water harvesting stores harvested water in containment systems located above or below ground so the stored water is available for later beneficial use. Active water harvesting systems include the tanks, piping, metering, pumps and other infrastructure elements needed to store and transmit water to a beneficial use. Active water harvesting systems might be gravity-flow based or use pumps depending on the size and needs of the site.

A. Active Water Harvesting Design Considerations. An array of techniques and designs are available to accomplish active water harvesting. Whatever techniques or designs are used, the items listed below should be considered to create safe, efficient and effective active water harvesting systems.

1. Tanks may be constructed of metal, plastic, masonry, reinforced concrete, fiberglass, or other suitable DSD-approved material designed to store water.

2. The dimensions of tanks may be determined by the applicant based on site-specific design needs.

3. Above-ground tank construction material or coating should be opaque to prevent sunlight from inducing algae growth. Any portion of a subsurface tank that is exposed to sunlight should be opaque to prevent sunlight from inducing algae growth.

4. A “first flush device” is intended to prevent the dust, grit, leaves and other materials that may accumulate on a roof from being washed into a water harvesting tank. This is accomplished by deflecting the first flush of stormwater from entering the tank inlet line. The installation of first flush devices is strongly recommended.

5. Inlet piping may convey water overhead from a roof to a tank, or in a U-shaped configuration that conveys water to a lower entry point on the tank. The U-shaped configuration should be designed to hold standing water, and must be pressure rated and sealed to prevent leaks.

6. Designs that involve water falling freely through the air before entering a tank may be allowed provided the design minimizes the entry of light and mosquitoes into the tank.

B. Active Water Harvesting Technical Requirements. The following technical requirements apply to all active water harvesting systems.

1. Materials must be installed per manufacturer’s specifications.

2. Tanks shall have a base or foundation that meets manufacturer’s specifications. If no specifications are provided by the manufacturer, the base shall be designed by an engineer.

3. Locations of containment systems shall be in accordance with applicable codes.

4. Consult the International Building Code for applicable regulations.

5. Sub-surface storage tanks shall be constructed of materials designed for holding water underground. Below-ground tanks must be designed and installed under the guidance of a civil or structural engineer and/or tanks must be installed per manufacturer’s specifications regarding bedding, setting the tank, strapping or other anchoring device, load bearing characteristics and backfill requirements.

6. If debris screening is used for inlets to tanks, screening must be configured in such a way that an unmaintained screen cannot block inlet pipes to a tank. Obstructed screens can prevent water harvesting and back water up on the roof creating unsafe weight load conditions on the roof.

7. There must be a structured overflow device installed with the tank to automatically allow excess infill water to exit the tank safely.

8. An overflow mechanism, separate from that provided inside the tank, shall be provided to ensure that water cannot back up on a roof. Roof overflow drains shall not be connected to tanks.

9. Outlets for overflow pipes shall be positioned so as not to compromise the foundations of buildings or other structures.

10. Tanks and covers shall be constructed of materials appropriate for use for storing water.

11. Tanks must have an inspection port of sufficient size to conduct any necessary visual inspection, maintenance, cleaning, repair and other tasks as described in the manufacturer's specifications.

12. If a manhole is provided with the intent of allowing human access into a tank, it must meet any applicable size and safety requirements.

13. A means should be provided to enable particulate materials that accumulate in the bottom of tanks to be cleaned out or flushed out if needed.

14. Containment systems shall be designed, maintained and operated to prevent mosquito harboring and/or breeding.

15. A reduced-pressure backflow-preventer assembly is required when connecting irrigation from an active water harvesting system to a potable water irrigation system in order to protect the public water system and/or building water system.

16. Hose bibs connected to an active water harvesting system shall be keyed and shall be posted "NON-POTABLE, DO NOT DRINK."

10-03.4.0 RAINWATER HARVESTING PLAN

A Rainwater Harvesting Plan shall be submitted with all applications for commercial developments at which landscaping is required. The Rainwater Harvesting Plan shall consist of two elements: a Site Water Budget and a Water Harvesting Implementation Plan. Preparation of the Rainwater Harvesting Plan elements requires coordination between project managers, site engineers and landscape architects from the inception of the project. The two elements of the Rainwater Harvesting Plan shall illustrate how water harvesting will meet 50 percent of annual landscape water demand, as required by the Ordinance.

4.1 SITE WATER BUDGET. The Site Water Budget shall detail the landscape water demand and the harvested water supply needed to meet 50 percent of landscape demand. The Site Water Budget and the Water Harvesting Implementation Plan shall be consistent with one another.

A water budget format is shown in Exhibit A, along with the background data and assumptions used to develop it. This water budget format is available to applicants as an

Excel spreadsheet at <http://www.tucsonaz.gov/dsd/What_s_New/what_s_new.html>. Applicants may use this water budget format to enter site-specific data to develop their Site Water Budget. Alternatively, applicants may develop their own Site Water Budget format. Whichever format is used, the submitted Site Water Budget shall incorporate and provide the information below.

A. Water Demand. Applicants shall use plant water demand categories and data provided in Exhibit A unless alternative assumptions are provided and satisfactorily justified.

B. Water Supply. Applicants shall use the effective monthly rainfall assumptions shown in Exhibit A unless alternative assumptions are provided and satisfactorily justified.

C. Output. Output of the Site Water Budget shall include calculations showing how 50 percent of landscape water demand as an average across the site will be met using harvested rainwater, and shall include assumptions and supporting calculations as necessary to document these outputs. Output of the Site Water Budget shall include total water demand and rainwater supply calculations for each Water Harvesting Infiltration Area at the site.

4.2 WATER HARVESTING IMPLEMENTATION PLAN. The Water Harvesting Implementation Plan (Implementation Plan) shall consist of a separate sheet with a plan view layout of the site. The format and design of the Implementation Plan shall be consistent with the base plan, be it a Development Package (DS 2-01), Plat (DS 2-03), Site Plan (DS 2-04), Development Plan (DS 2-05), or their successor documents, as applicable. The Implementation Plan shall include all details necessary and appropriate to convey the technical concept of the water harvesting system design and to facilitate proper installation and maintenance of the water harvesting system in compliance with the Ordinance and this Standard.

Submittal of the Implementation Plan shall be made concurrently with the Development Plan and Landscape Plan. Revision of the Implementation Plan may be required in conjunction with preparation of the Grading Plan in order to coordinate the construction details and specifications.

A. General Information. The following general information will be provided on the Implementation Plan.

1. The case number located in the lower right corner of the plan.

2. The means by which monthly rainfall data will be obtained and recorded

3. The means by which monthly irrigation data will be obtained and recorded

4. Soil pretreatment techniques, locations and schematics

5. Maintenance notes

6. Monitoring and Annual Reporting Requirements

B. Tabulated Data. The Implementation Plan shall include a table detailing information for each identified Water Harvesting Infiltration Area (WHIA) at the site, and for the site as a whole, as described below.

1. General WHIA information:

   a) WHIA identifier

   b) Spatial size (square feet) of WHIA

   c) Average depth (feet) of WHIA

   d) Capacity (gallons) of WHIA

   e) Type and general location where any sensors that control the irrigation system will be placed

2. Plant canopy information:

   a) Plant canopy area (square feet) that is served by each WHIA, consisting of the sum of understory, midstory and overstory plant canopies at 60 percent of the mature plant sizes

   b) Plant water demand category

   c) Total annual plant water demand (gallons)

3. Information about passive and/or active water harvesting systems serving each WHIA:

   a) For the Subwatershed passively serving each WHIA:

      i. Subwatershed identifier

      ii. Spatial size (square feet) of the subwatershed

      iii. Material the subwatershed is made of or covered with

      iv. Percent of annual plant water demand provided by this subwatershed to the WHIA

   b) For the containment system actively serving each WHIA:

      i. Tank Identifier

      ii. Tank capacity (gallons)

      iii. Tank location

      iv. Percent of annual plant water demand provided by this tank to the WHIA

c) Any additional information needed to document how 50% of irrigation demand will be met using harvested water.

d) Data tabulated for the entire site:

i. Percent of annual landscape water demand met using harvested water

ii. Water harvesting capacity that will offset standard retention/detention basin size, if applicable

e) Additional plan information may be requested or required by the Development Services Department (DSD) Director to evaluate rainwater-harvesting Implementation Plan

C. Mapped Data. The Implementation Plan shall graphically show the following information drawn from tabulated data.

1. For the WHIA:

a) Indicate the boundary of each WHIA and show its identifier

b) Use arrows to show water flow directions within WHIA, including flow direction at inlets and outlets

c) Show location where any sensors that control the irrigation system will be placed

2. Indicate the boundary of the plant canopy area to be served by each WHIA

3. Information about Passive and/or Active Water Harvesting Systems serving each WHIA:

a) Passively supplied water:

i. Indicate the Subwatershed Area serving each WHIA and show its identifier

ii. Use arrows to indicate the flow path water will take from source to WHIA

iii. Indicate spot elevations for the bottoms of water harvesting structures, at spillways, and to define other grades as needed

iv. Indicate the location of all surface or subsurface infiltration structures, pipelines, spillways, French drains, scuppers, curb cuts and other infrastructure elements needed to convey, store or overflow passively supplied water, or to control erosion

b) Actively supplied water:

i. Show tank and show its identifier

ii. Label tank as delivering water by gravity flow or pump

iii. Use arrows to indicate flow path water will take from source to WHIA

iv. Show additional piping, pump and other infrastructure needed to store, overflow, and convey water to WHIA

D. Additional Information. Additional notes shall be provided on the Implementation Plan to ensure current and subsequent site owners and operators are informed of the inspection and maintenance required in Section 6 of this development standard.

10-03.5.0 LANDSCAPE AND IRRIGATION REQUIREMENTS

5.1 LANDSCAPE REQUIREMENTS.

A. Soil pretreatment. Due to construction site compaction, the soils in planting areas might need to be pretreated to ensure adequate infiltration of harvested water. Soil Pretreatment techniques, locations and schematics should be provided on the Implementation Plan.

B. Plant selection and placement. Plants selected for use within discreet Water Harvesting Infiltration Areas should have compatible water needs. Drought tolerant plants native to Tucson are adapted to the seasonal rainfall patterns present in the Sonoran Desert and present an advantage over low-water-use plants from other climates. Plants should be positioned to account for the level of expected inundation. They may be placed on the bottoms or sides of recessed areas or the tops of adjacent soil where their roots can grow toward adjacent moist soil. Other placement considerations should include sun exposure, maintenance requirements, shape, form and aesthetics.

C. Mulch placement. Mulch shall be positioned away from the base of plant trunks to avoid excessive moisture there.

5.2 IRRIGATION REQUIREMENTS.

A. Irrigation control. Irrigation systems shall be fitted with irrigation controllers and shall be capable of monitoring and responding to plant water needs through the use of soil moisture gauges, tensiometers, weather stations and/or evapotranspiration data. The irrigation technology chosen should be capable of preventing the irrigation system from running if sufficient soil moisture is present to support the vegetation. All systems shall include rain shut-off devices. Instruments shall be correctly placed to ensure plants are kept healthy using a combination of harvested and non-harvested water and to ensure the stated water-saving goal of the Ordinance is met.

B. Irrigation timers. Irrigation timers, where used, shall be used in conjunction with other irrigation controls to ensure compliance with the provisions of this development standard.

C. Water-use calculations. Irrigation Plans must include calculations for estimated water use based on assumptions about plant water demand and canopy size used in the Site Water Budget.

D. Drip system efficiency. Drip irrigation systems shall meet and maintain a minimum 80% emission uniformity.

10-03.6.0 MAINTENANCE

6.1 MAINTENANCE REQUIREMENTS. All Passive and Active Water Harvesting System components, Water Harvesting Infiltration Areas, and other site improvements necessary for the water harvesting system to function properly, should be regularly inspected and maintained. The following maintenance requirements should be addressed on the Implementation Plan.

A. All systems. Periodically inspect and clean gutters, leaf screens, and filters. Inspect systems following heavy rains to check for leaks and/or overflow problems. Periodically inspect and maintain Water Harvesting Infiltration Areas to ensure proper infiltration, overflow, and prevention of erosion, if occurring. Repair and correct problems.

B. Passive Systems. In addition to requirements for all systems, to ensure proper functioning of Passive Water Harvesting Systems, periodically inspect and maintain Subwatershed surfaces and infrastructure associated with the system such as French drains, spillways, scuppers and other elements. Repair and correct problems as needed.

C. Active Systems. In addition to requirements for all systems, to ensure proper functioning of Active Water Harvesting Systems periodically inspect tanks, access hatches and associated locks, overflow devices, pipes, pipe joints and connectors, pumps, vents, controllers, and other associated infrastructure. Empty first flush devices as needed after rainfalls to ensure correct operation in the next rainfall. Inspect systems following heavy rains to check for leaks and/or overflow problems. Determine whether sludge should be removed from tanks. Repair and correct problems as needed.

D. Irrigation systems. Irrigation systems and associated controllers, soil moisture sensors, tensiometers, weather stations, and any other associated instruments shall be properly maintained and replaced as needed to ensure the potable and reclaimed water-saving goal of the Ordinance is met.

10-03.7.0 COMPLIANCE

7.1 MONITORING. Monitoring of water use and related information at the site shall be the responsibility of the property owner. Monitoring is required to verify compliance with the approved Water Harvesting Implementation Plan. Monitoring data shall be compiled, along with other necessary information, into an annual report to be submitted to the City by January 30 of each year. The site conditions described below shall be monitored.

A. Monthly water use. Monthly water use for landscape irrigation shall be monitored.

1. Monitoring of monthly potable water use for irrigation of landscape plants is required at sites subject to the Ordinance. Sites shall monitor water use with a Tucson Water Irrigation Service Meter, an equivalent meter from another water provider, or a private sub-meter that meets Accuracy Standards for Private Sub-meters.

2. Monitoring of monthly water use for irrigation of landscape plants is required at sites served by private wells or reclaimed water. Sites shall monitor water use with a private submeter that meets Accuracy Standards for Private Sub-meters.

B. Monthly rainfall. Monthly rainfall shall be monitored using an on-site rain gauge, or a monthly rainfall estimate shall be developed using data from the closest available rain gauge recorded at www.rainlog.org.

7.2 ANNUAL REPORTING. An Annual Report shall be submitted to the Tucson Water Conservation Office by January 30 of each year, on a form provided by that Office (Exhibit B). Each Annual Report shall, at a minimum, contain the following information for the previous calendar year.

A. Name and contact information for site and owner.

B. Name, title and contact information for person who prepares the annual report.

C. Source of rainfall data (on-site gauge or www.rainlog.org).

D. Sources of metered irrigation water other than harvested rainwater used at the site.

E. Monthly and total annual readings of the following: rainfall, projected landscape water demand shown in the approved Rainwater Harvesting Plan, actual metered water use, difference between these amounts.

F. Explanation for any exceedence of annual metered irrigation water use projected in the approved Rainwater Harvesting Plan.

G. Changes to the landscape or irrigation system in the reporting year.

H. Other information as deemed necessary.

10-03.8.0 ENFORCEMENT

The steps described below are required to ensure the site is constructed according to the requirements of the approved Implementation Plan.

8.1 INSPECTIONS.

A. All site-scale grading related to water harvesting Subwatersheds and Water Harvesting Infiltration Areas must be inspected and accepted by DSD prior to application of any surface treatment (e.g concrete, asphalt, rock, etc.) to verify that slopes, recessed areas, overflows and other design elements have been properly graded.

B. All landscape-scale grading in Water Harvesting Infiltration Areas where planting will be conducted must be inspected and accepted by DSD prior to plant installation and application of organic mulch or rock to verify they have been properly graded.

C. DSD will inspect the site for compliance with the provisions of the Rainwater Harvesting Plan prior to issuance of a final certificate of occupancy.

8.2 AUDITS AND REPORTING.

A. Landscape Irrigation Audit. In the event the site fails to meet the percent water harvesting in a reporting year required in the approved Rainwater Harvesting Plan, Tucson Water may request that additional information or documentation be submitted to assist in determining the cause of the violation. A site visit and a landscape irrigation audit may be required to verify the Rainwater Harvesting Plan is being adhered to and all components are properly functioning.

B. Non-compliance. Sites determined to be in non-compliance may be required to submit monitoring reports monthly and may be required to provide Owner's annual certification of continued maintenance and proper operation of water harvesting systems and the irrigation system and associated controls.

8.3 DROUGHT CONTINGENCY. The 50 percent landscape budget provision shall not apply in any calendar year in which the annual precipitation has fallen below nine (9) inches at the site, as reported in the site's annual report.

EXHIBITS

Exhibit A Site Water Budget Assumptions and Calculations

Exhibit B Annual Report Form for Commercial Water Harvesting Sites

EXHIBIT A. SITE WATER BUDGET ASSUMPTIONS AND CALCULATIONS

Designing water harvesting systems at a commercial site requires coordination between site developers, site engineers and landscape architects from the inception of the site design process. The information below is provided to inform site designers and engineers of the assumptions and methods the City recommends for use in designing and engineering water harvesting for a commercial site. This approach can be used both in preparation of the two components of the Rainwater Harvesting Plan: the Site Water Budget and the Water Harvesting Implementation Plan.

Preparing a Site Water Budget that meets the requirements of Commercial Rainwater Harvesting Ordinance and Development Standard 10-03 requires projecting yearly plant water demand for the site landscape then determining how much harvested water supply is needed to meet at least 50% of this demand. Sites may choose to use passive water harvesting (earthworks), active water harvesting (tanks), or a combination of both methods to accomplish this goal. Because most sites will be able to accomplish the 50% goals with passive water harvesting alone, the site design calculations provided at the end of this exhibit focus on data for passive water harvesting sites. An example Site Water Budget is shown in Table A-1. This example is provided to serve as a model for sites undertaking water-harvesting design. An excel spreadsheet of this water budget is available from <http://www.tucsonaz.gov/dsd/What_s_New/what_s_new.html> for use by site designers in preparing their Site Water Budget. This information in turn should be used to prepare the Water Harvesting Implementation Plan. Calculations

1.0 WATER DEMAND ASSUMPTIONS

Multiple techniques can be used to determine how much water is needed to support plants at a site. For purposes of complying with City requirements, the methods and assumptions described below are recommended.

1.1 REFERENCE EVAPOTRANSPIRATION.

To determine how much water plants need, a measurement of how much water plants consume through evapotranspiration is needed. Evapotranspiration is the transfer of water from land surface to the atmosphere through the combination of evaporation and plant transpiration. In the Reference Evapotranspiration Method (ETo Method), water use by plants is estimated for a high-water-use grass cover crop (such as alfalfa) for which evapotranspiration can be directly measured. Monthly Reference ETo values for a high-water-use grass crop in Tucson have been tabulated in Table A-2.

Table A-2. Reference Evapotranspiration (ETo) for Tucson

MONTHLY REFERENCE EVAPOTRANSPIRATION (Inches)											
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
3.0	3.72	6.0	8.04	9.96	10.56	9.36	7.92	7.20	5.76	3.60	2.64

Table A-1. Site Water Budget Format

Line	DESCRIPTIONS OF WATER BUDGET COMPONENT	SOURCES FOR EACH WATER HARVESTING INFILTRATION AREAS (WHIAs)	EXAMPLE WHIA
	PLANT WATER DEMAND		
1	Individual WHIA identifier	APPLICANT PROVIDE	WHIA - 1
2	Plant water demand category for this WHIA	APPLICANT PROVIDE USING ADWR PLANT LIST	low
3	Plant canopy area (square feet) for this WHIA. Add the canopies of understory, midstory and overstory plant areas to get total canopy for each WHIA. Assume 60% of mature plant size	APPLICANT PROVIDE. CAN BE BASED ON LANDSCAPE PLAN OR PLANT LIST	1250
4	Plant water demand per year (vertical feet of water per year per square foot of canopy) for this WHIA	APPLICANT USES APPROPRIATE NUMBER BASED ON PLANT WATER DEMAND CATEGORY FOR THIS WHIA	1.7
5	*CALCULATE:* Annual plant water demand for this WHIA based on plant canopy area (gallons)	= line 3 times line 4 times 7.48 gallons/cubic foot of water	15,895
6	**OVERALL WATER HARVESTING SUPPLY**		
7	WHIA area (square feet)	APPLICANT PROVIDE	1000
8	WHIA average depth (feet)	APPLICANT PROVIDE	0.5
9	*CALCULATE:* WHIA capacity (gallons)	line 7 times line 8 times 7.48 gallons/cubic foot of water	3,740
10	**If Passive water harvesting is used:**		
11	Subwatershed identifier	APPLICANT	S-1
12	Ratio of subwatershed area to plant canopy area needed to meet plant water demand in this WHIA in July through March (use March plant water demand as the indicator month) (no units)	APPLICANT USES APPROPRIATE NUMBER BASED ON PLANT WATER DEMAND CATEGORY FOR EACH WHIA	3.85
13	*CALCULATE:* Total catchment area ideally needed to meet plant water demand in March (square feet)	= line 3 x line 12	4,813
14	Actual total catchment area designed for this WHIA including the WHIA area itself (square feet)	APPLICANT PROVIDE	1500
15	*CALCULATE:* Actual catchment ratio for this WHIA	= line 14 divided by line 3	1.20
16	*CALCULATE:* Actual percent of plant water demand that will be met for this WHIA	= 64% times line 15 divided by line 12	20%
17	**If Active water harvesting is used:**		
18	Tank identifier	APPLICANT PROVIDE	T-1
19	above or below ground?	APPLICANT PROVIDE	above
20	tank height (feet)	APPLICANT PROVIDE	8
21	tank diameter (feet)	APPLICANT PROVIDE	6
22	tank capacity (gallons)	APPLICANT PROVIDE	1619
23	tank location	APPLICANT PROVIDE	East corner
24	*CALCULATE:* Percent of plant water demand for this WHIA met by this tank	(Assume tank will be filled and emptied 4 times per year). Total water provided = 4 times line 22 divided by line 5	41%
25	*CALCULATE:* Percent of plant water demand for this WHIA met using harvested rainwater from passive systems and active systems (as applicable)	= line 16 + line 24	61%
26	TOTAL SITE INFORMATION		
27	Percent to total site annual landscape demand met using harvested water	Prorate percent of water harvesting supply based on area of each WHIA	61%
28	Water harvesting capacity offsetting retention basin size capacity	APPLICANT PROVIDE	

1.2 PLANT COEFFICIENTS.

Four categories of plant types are typically used in Tucson. These categories are established based on their water use characteristics (Table A-3). Plant coefficients are an estimate of the water needed by each plant type expressed as a fraction of the water needed for the reference high-water-use grass crop. Plant types and corresponding plant coefficients are shown in Table A-3.

Table A-3. Plant Coefficients for use in Tucson

PLANT TYPE	**PLANT COEFFICIENT**
Very low water use	0.13 times monthly Reference ETo
Low water use	0.26 times monthly Reference ETo
Moderate water use	0.45 times monthly Reference ETo
High water use	0.65 times monthly Reference ETo

1.3 PLANT WATER DEMAND.

Plant water demand is the water needed over a given period of time to support a landscape. The first step in determining plant water demand is to calculate the inches of water needed per year for each square foot of plant canopy (as seen from a bird's eye view). This is calculated by multiplying Tucson's monthly reference ETo by the plant coefficient for each plant type to be used at a site (Table A-4). Add monthly amounts to get the total annual plant demand per square foot of canopy (Table A-4).

Table A-4. Plant water demand per square foot of plant canopy for Tucson

PLANT TYPE	MONTHLY PLANT WATER DEMAND (Inches)												**ANNUAL DEMAND (Inches)**
	Jan	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**	
Very low water use	0.39	0.48	0.78	1.05	1.29	1.37	1.22	1.03	0.94	0.75	0.47	0.34	10.11
Low water use	0.78	0.97	1.56	2.09	2.59	2.75	2.43	2.06	1.87	1.50	0.94	0.69	20.22
Moderate water use	1.35	1.67	2.70	3.62	4.48	4.75	4.21	3.56	3.24	2.59	1.62	1.19	34.99
High water use	1.95	2.42	3.90	5.23	6.47	6.86	6.08	5.15	4.68	3.74	2.34	1.72	50.54

To calculate various plant water demands for large planted areas, the inches of water needed per square foot of one type of plant canopy is multiplied by the total canopy area for that plant type to get plant water demand. Plant Water Demand should be calculated for each individual Water Harvesting Infiltration Areas. These can then be added together to get total plant water demand for the site.

1.4 ALTERNATIVE CALCULATIONS.

Applicants wishing to use alternative values and methods from those described above may do so. Along with the alternative calculations, they should provide justification for deviation from the assumptions and methods recommended above.

2.0 RAINWATER SUPPLY ASSUMPTIONS

2.1 FACTORS AFFECTING RAINFALL.

Rainfall in the Sonoran Desert is highly variable. Between 1993 and 2008, Tucson's annual rainfall ranged from 7.62 inches to 14.99 inches and averaged 12.17 inches per year. Tucson sites experience localized differences in rainfall primarily due to widely spaced summer monsoon storms. Winter rains tend to cover larger areas with more even distribution of rainfall. The amount of water that can be harvested also depends on how much rain falls each time it rains. Very light rains might not create sufficient runoff to reach waterharvesting basins, while runoff from heavy rains might overflow basins.

2.2 EFFECTIVE AVERAGE ANNUAL RAINFALL.

To comply with the City's Commercial Rainwater Harvesting Ordinance, average rainfall for Tucson should be adjusted to a lower effective average rainfall. Two adjustments should be made: reduce average rainfall by 25% to address localized variability and reduce average rainfall by an additional 25% to remove very light and very heavy rainfall events from monthly rainfall. Tucson's average rainfall and the calculation of effective average rainfall are shown in Table A-5 month-by-month and totaled for the year.

Table A-5. Effective average rainfall for Tucson for use in Site Water Budget calculations

RAINFALL ASSUMPTIONS	MONTHLY AVERAGE RAINFALL (Inches)												**ANNUAL TOTAL (inches)**
	Jan	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**	
Average rainfall	0.99	0.88	0.81	0.28	0.24	0.24	2.07	2.3	1.45	1.21	0.67	1.03	12.17
Effective Average Rainfall	0.50	0.44	0.41	0.14	0.12	0.12	1.04	1.15	0.73	0.61	0.34	0.52	6.09

1.3 ALTERNATIVE CALCULATIONS.

Applicants wishing to use alternative values and methods from those described above may do so. Along with the alternative calculations, they should provide justification for deviation from the assumptions and methods recommended above.

3.0 DETERMINING WATER HARVESTING CATCHMENT NEEDS FOR PASSIVE WATER HARVESTING

3.1 DEFINITION OF CATCHMENT AREA AND CATCHMENT RATIO

Because most commercial sites should be able to accomplish the Ordinance's 50 percent water harvesting goal using passive water harvesting strategies alone, the following information focuses on data for passive water harvesting sites.

Passive water harvesting sites typically consist of an array of Water Harvesting Infiltration Areas, each served by a catchment area that provides harvested water to support the plants within it. To meet the City Ordinance requirements, the site needs to be designed so that 50% of annual plant water demand is met with harvested rainwater as an average across the site. If the 50 percent goal cannot be met at some Water Harvesting Infiltration Areas due to site conditions, then other Water Harvesting Infiltration Areas should be designed to exceed the 50 percent goal in order to achieve 50 percent overall.

Catchment areas are locations at a site from which water is harvested for beneficial use. These locations include areas where rain falls directly into earthen basins and infiltrates into the ground (these are known as Water Harvesting Infiltration Areas. Catchment areas also include locations where rain falls on rooftops, sidewalks, parking lots, driveways and other hard surfaces then flows toward Water Harvesting Infiltration Areas where the water infiltrates into the soil.
The catchment ratio for any given Water Harvesting Infiltration Area is the ratio between the water harvesting catchment area serving it and the canopy area of the plants located within it. As one example, runoff from 100 square feet of sloped parking lot and soil drains to a Water Harvesting Infiltration Area that is planted with trees that have a canopy area of 20 square feet (as seen from a bird's eye view). The catchment ratio for this example is 100 to 20, which can be simplified as 5 to 1.

3.2 CALCULATION OF CATCHMENT AREAS

In Tucson, different types of plants need different amounts of water each month because rainfall and temperature vary from month-to-month (Table A-4). Table A-6 shows the catchment area needed to provide harvested water for each square foot of plant canopy area for different plant types in different months. The data on Table A-6 was calculated using the following equation for each month and each plant type:

$$\text{Catchment area needed} = \frac{\text{Monthly water demand per square foot of plant type}}{\text{Effective monthly rainfall}}$$

Table A-6 . Catchment area needed to meet monthly plant water demand in Tucson

PLANT TYPE	SQUARE FEET OF CATCHMENT AREA NEEDED TO MEET WATER DEMAND FOR EACH SQUARE FOOT OF CANOPY AREA											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Very low water use	0.8	1.0	1.8	7.1	10.3	10.9	1.1	0.9	1.2	1.2	1.3	0.6
Low water use	1.5	2.1	3.7	14.2	20.6	21.8	2.2	1.7	2.5	2.4	2.7	1.3
Moderate water use	2.6	3.6	6.3	24.6	35.6	37.7	3.9	3.0	4.3	4.1	4.6	2.2
High water use	3.8	5.2	9.2	35.6	51.4	54.5	5.6	4.3	6.1	5.9	6.7	3.2

3.3 CALCULATION OF CATCHMENT RATIOS

In Tucson, plants need around 37 percent of their annual water supply in the hot dry months of April, May and June. The remainder of their annual water supply, about 63 percent, is needed in July through March. Figure A-1 illustrates the relationship between plant water demand and

effective rainfall supply in Tucson. In April, May and June there is a large gap between plant water demand and effective rainfall supply. There is a smaller, but still substantial gap between demand and supply in March. The rest of the year, rainwater supply lags behind demand, but not as much as in March through June.
By designing a site that has catchment areas sized to fully meet March plant water demand, the harvested water supply would typically exceed plant water demand in July through February (Figure A-2). This design strategy provides a cushion in meeting the 50 percent goal for the site and is recommended by the City as a general approach.

Based on Table A-6, a landscape composed of low water use plant types would need a catchment ratio of 3.7 to 1 to meet March water demand. This means that for each square foot of plant canopy area (as seen from a bird's eye view), 3.7 square feet of catchment area is needed to collect rainwater from. This area includes the dirt Water Harvesting Infiltration Area the plants are located in, and any parking lot, roof-top, or other hard surface around the plant that drains to that area.

It is best to locate plants of the same type in a Water Harvesting Infiltration Area, though sites may have different plant types in other Water Harvesting Infiltration Areas. Table A-6 can be used to determine appropriate catchment ratios for the plant types used in Tucson.

Figure A-1. Monthly Low-Water-Use Plant Demand vs Adjusted Rainfall, Tucson, Arizona

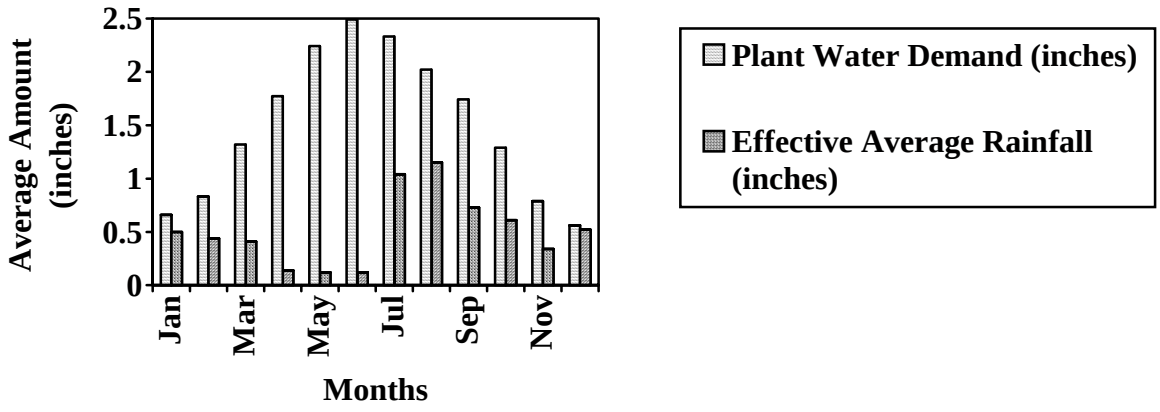
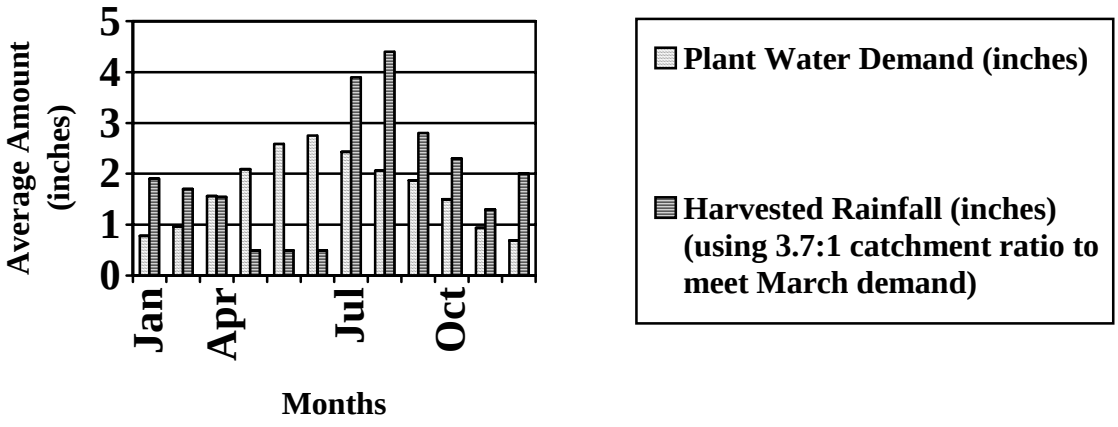


Figure A-2. Monthly Low-Water-Use Plant Demand vs Harvested rainfall, Tucson, Arizona



ATTACHMENT B. ANNUAL REPORT FORM FOR COMMERCIAL WATER HARVESTING SITES

Annual Water Use Report

Reporting period (month/day/year): from _____ to _____

Project Name

Project Address

Owner name

Report Preparer name Preparer title

Preparer address

Preparer email Preparer phone

Source of rain data (check all that apply): ____on site raingage ___ www.rainlog.org station: note the closest cross streets _____

Source of metered irrigation water (check all that apply): ___Tucson Water, acct # _____
____ water from another water utility ____well water ____ reclaimed water

MONTHS	RAINFALL (inches)	IRRIGATION WATER USE		
		Projected landscape water demand shown in the Rainwater Harvesting Plan (gallons)	Actual metered use (gallons)	Difference (gallons)
January				
February				
March				
April				
May				
June				
July				
August				
September				
October				
November				
December				
ANNUAL TOTAL				

Explanation for any exceedence of annual irrigation water use projected in the approved Rainwater Harvesting Plan:

Changes to the landscape or irrigation system in the reporting year:

AREA BELOW FOR STAFF USE ONLY

Drought conditions exist at the site:

Compliance with Rainwater Harvesting Plan:

Audit required/date/outcome

DEVELOPMENT STANDARD 11-01.0 EXCAVATION AND GRADING

11-01.1.0 GENERAL
11-01.2.0 PERMITS REQUIRED
11-01.3.0 HAZARDS
11-01.4.0 GRADING PERMIT REQUIREMENTS
11-01.5.0 GRADING FEES
11-01.6.0 BONDS
11-01.7.0 CUTS
11-01.8.0 FILLS
11-01.9.0 SETBACKS
11-01.10.0 DRAINAGE AND TERRACING
11-01.11.0 EROSION CONTROL
11-01.12.0 GRADING INSPECTION
11-01.13.0 Reserved
11-01.14.0 Reserved
11-01.15.0 Reserved
11-01.16.0 COMPLETION OF WORK
11-01.17.0 MODIFICATIONS, ENFORCEMENT AND APPEALS
11-01.18.0 DEFINITIONS

11-01.0.0.0 EXCAVATION AND GRADING STANDARD

11-01.1.0 GENERAL

1.1 Purpose. The purpose of this standard is to safeguard life, limb, property and the public welfare by regulating grading on private property.

1.2 Scope. This appendix sets forth rules and regulations to control excavation, grading and earthwork construction, including fills and embankments; establishes the administrative procedure for issuance of permits; and provides for approval of plans and inspection of grading construction.

11-01.2.0 PERMITS REQUIRED

2.1 Permits

A. Except as specified in DS 11-01.3.1, no person shall do any grading without first having obtained a grading permit from the Development Services Department (DSD).

B. No person shall do any grubbing on any site or portion thereof without first having obtained a grading permit from DSD. No grubbing shall occur on any land except where grading has been approved.

C. Grading permits may be issued for single or multiple building sites, not to exceed 35 acres per permit.

D. The grubbing/grading and construction of a site shall be continuous until the grubbing/grading and construction on that building site are completed.

2.2 Exempted Work A grading permit is not required for the following:

A. When approved by DSD, grading in an isolated, self-contained area if there is no danger to private or public property.

B. An excavation below finished grade for basements and footings of a building, retaining wall or other structure authorized by a valid building permit. This shall not exempt any fill made with the material from such excavation or exempt any excavation having an unsupported height greater than 5 feet (1524 mm) after the completion of such structure.

C. Cemetery graves.

D. Refuse disposal sites controlled by other regulations.

E. Excavations for wells or tunnels or utilities.

F. Mining quarrying, excavation, processing stockpiling of rock, sand, gravel, aggregate or clay where established and provided for by law, provided such operations do not affect the lateral support or increase the stresses in or pressure upon any adjacent or contiguous property, “except as such activities are regulated by code or other regulations of this jurisdiction”.

G. Exploratory excavations under the direction of soil engineers or engineering geologists.

H. An excavation which (1) is less than 2 feet (610 mm) in depth, or (2) which does not create a cut slope greater than 5 feet (1524 mm) in height and steeper than 1 unit vertical in 1 ½ units horizontal (66.7% slope).

I. A fill less than 1 foot (305 mm) in depth and placed on natural terrain with a slope flatter than 1 unit vertical in 5 units horizontal (20% slope), or less than 3 feet (914 mm) in depth, not intended to support structures, which does not exceed 50 cubic yards (38.3m3) on any one lot and does not obstruct a drainage course.

NOTE: Exemption from the permit requirements of this chapter shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this chapter or any other laws or ordinances of this jurisdiction.

2.3 Reseeding

A. For any site one acre or greater or portion thereof which has been wholly or partially grubbed or wholly or partially graded, construction shall commence and shall be continuous within sixty (60) days after grubbing. Should construction or grading not commence or be continuous within the required sixty- (60) day period, the site shall be native seeded within thirty (30) days following the expiration of the required sixty (60) day period. When approved by the Director of Development Services Department

(DSD), a time extension may be granted for conditions beyond the control of the permitted for items such as flooding or the discovery of historic artifacts.

B. In order to insure conformance with the requirements of paragraphs A and C of this section, a performance bond or other suitable surety in an amount sufficient to accomplish native seeding of the site shall be posted prior to issuance of a grading permit. Any surety provided pursuant to this subsection shall be returned upon completion of an approved final inspection for the building site or one year plant establishment period and acceptance of the permit covered by this chapter.

C. Any site which has been graded or grubbed without a permit shall in addition to other penalties provided by law be revegetated to its preexisting condition.

D. The provisions of paragraphs A and B do not apply to infrastructure where the proposed infrastructure does not exceed 20 acres in land coverage.

11-01.3.0 HAZARDS

3.1 General. Whenever the Director of DSD determines that any existing excavation or embankment or fill on private property has become a hazard to life and limb, or endangers property, or adversely affects the safety, use or stability of a public way or drainage canal, the owner of the property upon which the excavation or fill is located, or other person or agent in control of said property, upon receipt of notice in writing from the building official, shall within the period specified therein repair or eliminated such excavation or embankment so as to eliminate the hazard and be in conformance with the requirements of this code.

11-01.4.0 GRADING PERMIT REQUIREMENTS

4.1. Permits Required. Except as exempted in DS 11-01.3.1, no person shall do any grading without first obtaining a grading permit fromDSD . A separate permit shall be obtained for each site, and may cover both excavations and fills.

A. Application. The provisions of the Uniform Administrative Code Section 302.1 (UAC) are applicable to grading and in addition the application shall state the estimated quantities of work involved.

B. Grading Designation. Grading in excess of 5,000 cubic yards (3825 m3) shall be performed in accordance with the approved grading plan prepared by a civil engineer, and shall be designated as “engineered grading”. Grading involving less than 5,000 cubic yards (3825 m3) shall be designated “regulated grading” unless the permittee chooses to have the grading performed as engineered grading, or the Director determines that special conditions or unusual hazards exist, in which case grading shall conform to the engineered grading.

C. Engineered Grading Requirements. Application for grading permit shall be accompanied by two sets of plans and specifications, and supporting data consisting of a soils engineering report and engineering geology report. The plans and specifications shall be prepared and signed by an individual licensed by the state to prepare such plan or specifications when required by DSD. Specifications shall

contain information covering construction and material requirements. Plans shall be drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that they will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations. The first sheet of each set of plans shall give location of the work, the name and address of the owner and the person by whom they were prepared.

The plans shall include the following information.

1. General vicinity of the proposed site.

2. Property limits and accurate contours of existing ground and details of terrain and area drainage.

3. Limiting dimensions, elevations or finish contours to be achieved by the grading, and proposed drainage channels and related construction.

4. Detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams and other protective devices to be constructed with, or as a part of, the proposed work together with a map showing the drainage area and the estimated runoff of the area served by any drains.

5. Location of any building or structures on the property where the work is to be performed and the location of any building or structures on land of adjacent owners which are within 15 feet (4572 mm) of the property or which may be affected by the proposed grading operations.

6. Recommendations included in the soils engineering report and the engineering geology report shall be incorporated in the grading plans or specifications. When approved by DSD, specific recommendations contained in the soils engineering report and the engineering geology report, which are applicable to grading, may be included by reference.

7. The dates of the soils engineering and engineering geology reports together with the names, addresses and phone numbers of the firms or individuals who prepared the reports.

D. Soils Engineering Report. The soils engineering report required by the International Building Code Section 1802.6 (IBC) shall include data regarding the nature, distribution and strength of existing soils, conclusions and recommendations for grading procedures and design criteria for corrective measures, including buttress fills, when necessary, and opinion on adequacy for the intended use of sites to be developed by the proposed grading as affected by soils engineering factors, including the stability of slopes.

E. Engineering Geology Report. The engineering geology report required by the IBC Section 1802.6 shall include adequate description of the geology of the site, conclusions and recommendations regarding the effect of geologic conditions on the proposed development, and opinion on the adequacy for the intended use of sites to be developed by the proposed grading, as affected by geologic factors.

F. Regular Grading Requirements. Each application for a grading permit shall be accompanied by a plan in sufficient clarity to indicate the nature and extent of the work.

1. The plans shall give the location of the work, the name of the owner and the name of the person who prepared the plan. The plan shall include the following information:

a. General vicinity of the proposed site.

b. Limiting dimensions and depth of cut and fill.

c. Location of any buildings or structures where work is to be performed, and the location of any buildings or structures within 15 feet (4572 mm) of the proposed grading.

G. Issuance. The provisions of UAC 303 are applicable to grading permits. DSD may require that grading operations and project designs to be modified if delays occur which incur weather-generated problems not considered at the time the permit was issued. DSD may require testing by the soils engineer. When DSD has cause to believe that geologic factors may be involved, the grading will be required to conform to engineered grading.

11-01.5.0 GRADING FEES

5.1 General. Fees shall be assessed in accordance with the provisions of this section or shall be as set forth in the fee schedule adopted by the jurisdiction. “For excavation and fill on the same building site, the fee shall be based on the volume of excavation or fill, whichever is greater.”

5.2 Plan Review Fees. When a plan or other data are required to be submitted, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fee shall be as set forth in “The Development Standards”. Separate plan review fees shall apply to retaining walls or major drainage structures as required structures as requires elsewhere in this code. For excavation or fill, whichever is greater.

5.3 Grading Permit Fees. A fee for each grading permit shall be paid to DSD as set forth in “The Development Standard”. Separate permits and fees shall apply to retaining walls or major drainage structures as required elsewhere inthe Development Standards. There shall be no separate charge for standard terrace drains and similar facilities.

11-01.6.0 BONDS

6.1. The Director of DSD may require bonds in such form and amounts as may be deemed necessary to assure that the work, if not completed in accordance with the approved plans and specifications, will be corrected to eliminate hazardous conditions. In lieu of a surety bond the applicant may file a cash bond or instrument of credit with DSD in an amount equal to that which would be required in the surety bond.

11-01.7.0 CUTS

7.1 General. Unless otherwise recommended in the approved soils engineering or geology report, cuts shall conform to the provisions of this section. In the absence of an approved soils engineering report, these provisions may be waived for minor cuts not intended to support structures.

7.2 Slope. The slope of cut surfaces shall be no steeper than is safe for the intended use and shall be no steeper than 1 unit vertical in 2 units horizontal (50% slope) unless the permittee furnishes a soils engineering or an engineering geology report, or both, stating that the site has been investigated and giving an opinion that a cut at a steeper slope will be stable and not create a hazard to public or private property.

11-01.8.0 FILLS

8.1. General requirements criteria for fill. This criteria applies to all non-residential developments, and all residential developments with lots that are less than 24,000 square feet, that are adjacent to an existing residential development or residentially zoned property (excepting multifamily developments greater than single story), or unsubdivided non-commercial property. This criteria does not apply to phase boundaries within a master planned development or to individual lots within the interior of a residential development, or to small swales and drainage rills.

A. Placement of fill in excess of two (2) feet [or a finished floor elevation (FFE) in excess of two (2) feet plus the slab thickness] above existing grade at any location in the outer one hundred (100) feet of the developing site (less any intervening non-developable property outside of the site) shall require:

1. Written justification based on engineering/technical reasons.

2. Written permission of the Director of the DSD (DSD).

3. Notification of the property owner(s) adjacent to the fill site (with copies to the Council Office and the Director of DSD) prior to the approval of a grading plan. Said notification shall include reference to this ordinance, the justification presented as the basis for the excess fill, the approval letter from DSD, and the name, address, & phone number of the owner/developer and the engineer of record. This notification shall occur early in the development process.

4. Preparation of a mitigation plan (i.e. additional setbacks, terracing, enhanced buffering/landscaping, etc.) acceptable to a simple majority of the notified property owners. The acceptability of the mitigation plan by the notified property owner(s) must be documented and made a part of the approved grading plan and permit. If the owner/developer and the notified property owner(s) cannot reach consensus on a mitigation plan within 15 working days of receipt of the property owners, the Director of DSD shall review the issues and information and then render a final decision. Monitoring of grading activities shall be the responsibility of the engineer of record and certification of FFE's shall be done by a registered land surveyor hired by the permittee. Regulation, inspection, control of work, and enforcement of the above criteria shall be the responsibility of the Director of DSD as stated in DS 11-01.13.

8.2 Preparation of Ground. Fill slopes shall not be constructed on natural slopes steeper than 1 unit vertical in 2 units horizontal (50% slope). The ground surface shall be prepared to receive fill by removing vegetation, non-complying fill, topsoil and other unsuitable materials scarifying to provide a bond with the new fill and, where slopes are steeper than 1 unit vertical in 5 units horizontal (20% slope) and the height is greater than 5 feet (1524 mm), by benching into sound bedrock or other competent material as determined by the soils engineer. The bench under the toe of a fill on a slope steeper than 1 unit vertical in 5 units horizontal (20% slope) shall be at least 10 feet (3048 mm) wide. The area beyond the toe of fill shall be sloped for sheet overflow or a paved drain shall be provided. When fill is to be placed over a cut, the bench under the toe of fill shall be at least 10 feet (3048 mm) wide but the cut shall be made before placing the fill and acceptance by the soils engineer or engineering geologist or both as a suitable foundation for fill.

8.3 Fill Material. Detrimental amounts of organic material shall not be permitted in fills. Except as permitted by DSD, no rock or similar irreducible material with a maximum dimension greater than 12 inches (305 mm) shall be buried or placed in fills.

EXCEPTION: DSD may permit placement of larger rock when the soils engineer properly devises a method of placement, and continuously inspects its placement and approves the fill stability. The following conditions shall also apply:

A. Prior to issuance of the grading permit, potential rock disposal areas shall be delineated on the grading plan.

B. Rock sizes greater than 12 inches (305 mm) in maximum dimension shall be 10 feet (3048 mm) or more below grade, measured vertically.

C. Rocks shall be placed as to assure filling of all voids with well-graded soil.

8.4 Compaction**.** All fills shall be compacted to a minimum of 90 percent of maximum density.

8.5 Slope. The slopes of fill surfaces shall be no steeper than is safe for the intended use. Fill slopes shall be no steeper than 1 unit vertical in 2 units horizontal (50% slope).

11-01.9.0 SETBACKS

9.1 General. Cut and fill slopes shall be set back from site boundaries in accordance with this section. Setback dimensions shall be horizontal distances measured perpendicular to the site boundary.

9.2 Top of Cut Slope. The top of cut slopes shall not be made nearer to a site boundary line than one fifth of the vertical height of cut with a minimum of 2 feet (610 mm) and a maximum of 10 feet (3048 mm). The setback may need to be increased for any required interceptor drains.

9.3 Toe of Fill Slope. The toe of fill slope shall be made not nearer to the site boundary line than one half of the height of the slope with a minimum of 2 feet (610 mm) and a maximum of 20 feet (6096 mm). Where a fill slope is to be located near the site boundary

and the adjacent off-site property is developed, special precautions shall be incorporated in the work as DSD deems necessary to protect the adjoining property from damage as a result of such grading. These precautions may include but are not limited to:***)***

A. Additional setbacks.

B. Provisions for retaining or slough walls.

C. Mechanical or chemical treatment of the fill slope surface to minimize erosion.

D. Provisions for the control of surface waters.

9.4 Modification of Slope Location. The DSD may approve alternate setbacks. The DSD may require an investigation and recommendation by a qualified engineer or engineering geologist to demonstrate that the intent of this section has been satisfied.

11-01.10.0 DRAINAGE AND TERRACING

10.1 General. Unless otherwise indicated on the approved grading plan, drainage facilities and terracing shall conform to the provisions of this section for cut or fill slopes steeper than 1 unit vertical in 3 units horizontal (33.3% slope). “All drainage structures are to be constructed as designed and shall conform to plans approved by the jurisdiction, and in no case shall the drainage be altered as to how the water enters the property from the adjacent parcel or exits the construction site without written approval from the design engineer and government agencies.”

10.2 Terrace. Terraces at least 6 feet (1829 mm) in width shall be established at not more than 30-foot (9144 mm) vertical intervals on all cut or fill slopes to control surface drainage and debris except that where only one terrace is required, it shall be at midheight. For cut or fill slopes greater than 60 feet (18 288 mm) and up to 120 feet (36 576 mm) in vertical height, one terrace at approximately mid-height shall be 12 feet (3658 mm) in width. Terrace widths and spacing for cut and fill slopes greater than 120 feet (36 576 mm) in height shall be designed by the civil engineer and approved by DSD. Suitable access shall be provided to permit proper cleaning and maintenance. Swales or ditches on terraces shall have a minimum gradient of 5 percent and must be paved with reinforced concrete not less than 3 inches (76 mm) in thickness or an approved equal paving. They shall have a minimum depth at the deepest point of 1 foot (305 mm) and a minimum paved width of 5 feet (1524 mm). A single run of swale or ditch shall not collect runoff from a tributary area exceeding 13,500 square feet (1254.2 m2) (projected) without discharging into a down drain.

10.3 Subsurface Drainage. Cut and fill slopes shall be provided with subsurface drainage as necessary for stability.

10.4 Disposal. All drainage facilities shall be designed to carry waters to the nearest practicable drainage way approved by the DSD or other appropriate jurisdiction as a safe place to deposit such waters. Erosion of ground in the area of discharge shall be prevented by installation of non-erosive downdrains or other devices. Building pads shall have a drainage gradient of 2 percent toward approved drainage facilities, unless waived by the Director of DSD.

EXCEPTION: The gradient from the building pad may be 1 percent if all of the following conditions exist throughout the permit area:

1. No proposed fills are greater than 10 feet (3048 mm) in maximum depth.

2. No proposed finish cut or fill slope faces have a vertical height in excess of 10 feet (3048 mm).

3. No existing slope faces, which have a slope face steeper than 1 unit vertical in 10 units horizontal (10% slope), have a vertical height in excess of 10 feet (3048 mm).

10.5 Interceptor Drains. Paved interceptor drains shall be installed along the top of all cut slopes where the tributary drainage area above slopes toward the cut and has a drainage path greater than 40 feet (12 192 mm) measured horizontally. Interceptor drains shall be paved with a minimum of 3 inches (76 mm) of concrete or gunite and reinforced. They shall have a minimum depth of 12 inches (305 mm) and a minimum paved width of 30 inches (762 mm) measured horizontally across the drain. The slope of drain shall be approved by theDirector of DSD.

11-01.11.0 EROSION CONTROL

11.1 Slopes. The faces of cut and fill slopes shall be prepared and maintained to control against erosion. This control may consist of effective planting. The protection for the slopes shall be installed as soon as practicable and prior to calling for final approval. Where cut slopes are not subject to erosion due to the erosion-resistant character of the materials, such protection may be omitted.

11.2 Other Devices. Where necessary, check dams, cribbing, riprap or other devices or methods shall be employed to control erosion and provide safety.

11-01.12.0 GRADING INSPECTION

12.1 General. Grading operations for which a permit is required shall be subject to inspection by DSD. Professional inspection of grading operations shall be provided by the civil engineer, soils engineer and the engineering geologist retained to provide such services in accordance with DS 11-01.13.5 for engineered grading and as required by the Director DSD for regular grading.

12.2 Civil Engineer. The civil engineer shall provide professional inspection within such engineer's area of technical specialty, which shall consist of observation and review as to the establishment of line, grade and surface drainage of the development area. If revised plans are required during the course of the work they shall be prepared by the civil engineer.

12.3 Soils Engineer. The soils engineer shall provide professional inspection within such engineer's area of technical specialty, which shall include observation during grading and testing for required compaction. The soils engineer shall provide sufficient observation during the preparation of the natural ground and placement and compaction of the fill to verify that such work is being performed in accordance with the conditions of the

approved plan and the appropriate requirements of this chapter. Revised recommendations relating to conditions differing from the approved soils engineering and engineering geology reports shall be submitted to the permittee, the Director of DSD and the civil engineer.

12.4 Engineering Geologist. The engineering geologist shall provide professional inspection within such engineer's area of technical specialty, which shall include professional inspection of the bedrock excavation to determine if conditions encountered are in conformance with the approved report. Revised recommendations relating to conditions differing from the approved engineering geology report shall be submitted to the soils engineer.

12.5 Permittee. The permittee shall be responsible for the work to be performed in accordance with the approved plans and specifications and in conformance with the provisions of this code, and the permittee shall engage consultants, if required, to provide professional inspections on a timely basis. The permittee shall act as a coordinator between the consultants, the contractor and theDirector. In the event of changed conditions, the permittee shall be responsible for informing the Director of DSD of such change and shall provide revised plans for approval.

12.6 Development Services Department. The DSD shall inspect the project at the various stages of work requiring approval to determine that adequate control is being exercised by the professional consultants.

12.7 Notification of Non-compliance. If, in the course of fulfilling their respective duties under this chapter, the civil engineer, the soils engineer or the engineering geologist finds that the work is not being done in conformance with this chapter or the approved grading plans, the discrepancies shall be reported immediately in writing to the permittee and to theDirector of DSD.

12.8 Transfer of Responsibility. If the civil engineer, the soils engineer, or the engineering geologist of record is changed during grading, the work shall be stopped until the replacement has agreed in writing to accept their responsibility within the area of technical competence for approval upon completion of the work. It shall be the duty of the permittee to notify the Director of DSD in writing of such change prior to the recommencement of such grading.

11-01.13.0 Reserved
11-01.14.0 Reserved
11-01.15.0 Reserved

11-01.16.0 COMPLETION OF WORK

16.1 Final Reports. Upon completion of the rough grading work and at the final completion of the work, the following reports and drawings and supplements thereto are required for engineered grading or when professional inspection is performed for regular grading, as applicable.

A. An as-built grading plan prepared by the civil engineer retained to provide such services in accordance with DS 11-01.13.5 showing original ground surface

elevations, as-graded ground surface elevations, lot drainage patterns, and the locations and elevations of surface drainage of facilities and of the outlets of subsurface drains. As-constructed locations, elevations and details of subsurface drains shall be shown as reported by the soils engineer. Civil engineers shall state that to the best of their knowledge the work within their area of responsibility was done in accordance with the final approved grading plan.

B. A report prepared by the soils engineer retained to provide such services in accordance with DS 11-01.13.3 including locations and elevations of field density tests, summaries of field and laboratory tests, other substantiating data, and comments on any changes made during grading and their effect on the recommendations made in the approved soils engineering investigations report. Soils engineers shall submit statement that, to the best of their knowledge, the work within their area of responsibilities is in accordance with the approved soils engineering report and applicable provisions of this chapter.

C. A report prepared by the engineering geologist retained to provide such services in accordance with DS 11-01.13.5 including a final description of the geology of the site and any new information disclosed during the grading and the effect of same on recommendations incorporated in the approved grading plan. Engineering geologists shall submit statement that, to the best of their knowledge, the work within their area of responsibility is in accordance with the approved engineering geologist report and applicable provisions of this chapter.

D. The Engineer of Record shall submit in a form prescribed by the Director of DSD a statement of conformance to said as-built plan and the specifications.

16.2 Notifications of Completion. The permitee shall notify the DSD when the grading operation is ready for final inspection. Final approval shall not be given until all work, including installation of all drainage facilities and their protective devices, and all erosion-control measures have been completed in accordance with the final approved grading plan, and the required reports have been submitted.

11-01.17.0 MODIFICATIONS, ENFORCEMENT AND APPEALS.

17.1 Modifications. A modification to the requirements of this Standard may be requested of the Community Design Review Committee (CDRC) provided the modification is found to be justified and consistent with the intent and purpose of this Standard. The CDRC review and decision will be in accordance with Administrative Directive 1.02-9. Administrative Directive 1.02-9 is listed in the Development Standards book as Standard 1-01.0. A variance to the *LUC* requirements listed in this Standard must be requested from the Board of Adjustment in accordance with Sec. 5.4.3.3 of the *LUC*. Under certain circumstances, modifications can be requested under the Project Design Option (PDO) provisions of the *LUC* in accordance with Sec. 5.3.5 and Sec. 5.4.3.7.

17.2 The DSD is responsible for enforcing the provisions of the Standard.

17.3 Appeals. Appeals to decisions made by the CDRC under this Standard are to the Zoning Examiner. The process of appeals will follow the format established in Sec. 5.4.4.1 of the *LUC*.

11-01.18.0 DEFINITIONS

The definitions listed hereunder shall be construed as specified in the section.

APPROVAL shall mean the proposed work or completed work conforms to this chapter in the opinions of the Building Official.

AS GRADED is the extent of the surface conditions on completion of grading.

BENCH is relatively level step excavated into earth material on which fill is to be placed.

BORROW is earth material acquired from an off-site location for use in grading on a site.

COMPACTION is the densification of a fill by mechanical means.

EARTH MATERIAL is any rock, natural soil, or fill any combination thereof.

EROSION is the wearing away of the ground surface as a result of the movement of wind, water or ice.

EXCAVATION is the mechanical removal of earth material.

FILL is a deposit of earth material placed by artificial means.

GRADE is the vertical location of the ground surface.

EXISTING GRADE is the grade prior to grading.

FINISH GRADE is the final grade of the site, which conforms to the approved plan.

GRADING is any excavating or filling combination thereof.

GRUBBING is the removal of any vegetation from the existing grade of the land for purposes of land development. (Inventory and boxing of native vegetation shall not constitute grubbing).

INFRASTRUCTURE shall mean all structures or improvements to the land such as roads or facilities for the provision of gas, electric, water, drainage, or communications, which are necessary to support development on abutting property.

KEY is a designed compacted fill placed in a trench excavated in earth material beneath the toe of a proposed fill slope.

PROFESSIONAL INSPECTION is the inspection required by this code to be performed by the civil engineer, soils engineer or engineering geologist. Such inspections include that performed by person supervised by such engineers or geologists and shall be sufficient to form an opinion relating to the conduct of the work.

SITE is any lot or parcel of land or contiguous combination thereof, under the same ownership, where grading is performed or permitted.

SLOPE is an inclined ground surface the inclination of which is expressed as a ratio of horizontal distance to vertical distance.

SOILS ENGINEER (GEOTECHNICAL ENGINEER) is an engineer experienced and knowledgeable in the practice of soils engineering (geotechnical) engineering.

TERRACE is a relatively level step constructed in the face of a graded slope surface for drainage and maintenance purposes.

DEVELOPMENT STANDARDS
ESTABLISHMENT AND REVISION HISTORY

The following list provides a history of each Development Standard from establishment to the latest revision. A summary explanation of each revision is also provided. This list is current through updates completed May 1, 2009.

DEVELOPMENT STANDARD 1-01.0
PROCEDURES FOR THE ESTABLISHMENT OF DEVELOPMENT STANDARDS
(Effective Date: August 1, 1977)

February 1, 1990. Revised to incorporate procedural changes resulting from the establishment of the City of Tucson's Development Services Center and its assumption of the administration of the Community Design Review Committee.

March 3, 1998. Revised to clarify appeal procedure on CDRC decisions on requests to modify Development Standards requirements.

June 22, 2000. On May 22, 2000, Mayor and Council adopted Ordinance No. 9392, Transfer of Review Authority, which amended the *Land Use Code (LUC)*. This amendment was prepared for the purposes of transferring the nondiscretionary zoning compliance review authority of development projects from the Planning Department to the Development Services Department (DSD) and clarifying the decision-making authority for each of the review processes.

<<pending update>>

DEVELOPMENT STANDARD 1-02.0
PRESENTATION FORMAT FOR PROPOSED DEVELOPMENT STANDARDS
(Effective Date: January 16, 1981)

<<pending update>>

DEVELOPMENT STANDARD 1-03.0
COMMUNITY DESIGN REVIEW COMMITTEE
(Effective Date: December 9, 1974)

February 1, 1990. Revised to incorporate procedural changes resulting from the establishment of the City of Tucson's Development Services Center and its assumption of the administration of the Community Design Review Committee.

September 15, 1993. Revised to incorporate recommendations approved by the Mayor and Council on June 7, 1993, from the Committee on Infill.

December 15, 1999. Revised to update the Development Standard to match terminology used in the *Land Use Code (LUC)* and to amend references to the previously adopted Zoning Ordinance to the

appropriate sections in the *LUC*. The zoning ordinance was replaced by the *LUC* in July, 1995. Moved the definitions to the Glossary at the back of the Development Standards Book.

June 22, 2000. On May 22, 2000, Mayor and Council adopted Ordinance No. 9392, Transfer of Review Authority, which amended the *Land Use Code (LUC)*. This amendment was prepared for the purposes of transferring the nondiscretionary zoning compliance review authority of development projects from the Planning Department to the Development Services Department (DSD) and clarifying the decision-making authority for each of the review processes.

DEVELOPMENT STANDARD 1-04.0
SUBDIVISION ASSURANCE PROCEDURES
(Effective Date: October 13, 1977)

April 20, 1987. Amended to include the establishment of a cash escrow account to allow a deferred improvement program to arterial and collector streets.

December 7, 1989. Revised to delete loan commitments as an acceptable form of nonmonetary subdivision assurance. Also specified that all interest generated by escrow accounts shall accrue to the City.

April 10, 1990. Revised to authorize the City Engineer to accept substitute assurances. Also established a fee for the processing of substitute assurances.

June 1, 1991. Revision clarified the policy regarding partial release of assurances and provided the definitions of common-element improvements and lot-specific improvements.

December 15, 1999. Moved the definitions to the Glossary at the back of the Development Standards Book.

June 22, 2000. On May 22, 2000, Mayor and Council adopted Ordinance No. 9392, Transfer of Review Authority, which amended the *Land Use Code (LUC)*. This amendment was prepared for the purposes of transferring the nondiscretionary zoning compliance review authority of development projects from the Planning Department to the Development Services Department (DSD) and clarifying the decision-making authority for each of the review processes.

DEVELOPMENT STANDARD 1-05.0
DEVELOPMENT REVIEW FEE SCHEDULE
(Effective Date: April 27, 1981)

April 27, 1981. Revised the Planning Department fee schedule as approved by the Mayor and Council on April 27, 1981, with: (1) the adoption of Ordinance No. 5359 which deleted the fee schedule from the Tucson Code, and (2) adoption of Resolution No. 11496 which allowed the City Manager to establish fees by Administrative Directive No. 1.02-11.

June 10, 1985. Revised the Planning Department fee schedule as approved by the Mayor and Council on June 10, 1985, to establish fees for scenic corridor review.

July 3, 1989. Revised the Planning Department fee schedule as approved by the Mayor and Council on July 3, 1989, to establish fees for Architectural Approval Board review and for historic district review. Also provided for an optional dispute resolution process fee.

March 1, 1990. Revised to conform with Development Standard 2-01.0, Development Review Board Gateway Route Design Guidelines. Revised prior references to the "Architectural Approval Board" to "Development Review Board." This amendment also clarified microfiche fees.

January 1, 1991. Revised to include fees assessed by City and County agencies in the processing and review of permit applications for development of land within the City of Tucson.

May 22, 1991. Revised to include the application fee for Home Occupation - Day Care as approved by Mayor and Council on April 22, 1991.

July 1, 1991. Amendment implemented revisions approved by the Pima County Board of Supervisors to fees assessed by the Pima County Department of Environmental Quality and Health.

January 1, 1992. Revision incorporated a fifteen percent reduction in development fees as adopted by Mayor and Council on December 9, 1991, by Ordinance No. 7738.

September 15, 1993. Revisions to the fee schedule included the following.

- *Development Services Center*. Revisions as approved by Mayor and Council on June 21 and September 13, 1993.

- *Solid Waste Management Department*. Revision to the Refuse Fee Schedules as approved by the Mayor and Council on May 5, 1993, by Ordinance No. 8054.

- *Tucson Water Department*. Revisions per the Citizens' Water Advisory Committee annual rate review process.

- *Pima County Department of Environmental Quality*. Amendment implemented revisions approved by the Pima County Board of Supervisors to fees assessed by the Department of Environmental Quality as specified in Pima County Code Title 7 and Title 17.

- *Pima County Health Department*. This amendment implemented revised charges approved by the Pima County Board of Supervisors to fees assessed by the Department of Public Health, specified in Pima County Code Title 8.

- *Pima County Wastewater Management Department*. Revisions incorporated an increase in Sanitary Sewer Connection Fees approved by the Pima County Board of Supervisors on July 6, 1993.

July 1, 1994. This revision included the following.

- Amended the Planning Department fees as approved by the Mayor and Council on June 6, 1994 (Ordinance No. 8293).

- Reinstated fees assessed for Board of Adjustment case review to those in effect prior to the adoption of the above-referenced ordinance per Mayor and Council, on June 13, 1994.

July 6, 1994. Revised the Development Services Center fees as approved by the Mayor and Council on June 6, 1994 (Ordinance No. 8280).
August 1, 1994. Revised the Transportation Department fees to delete the previously listed fee assessed for the first submittal of an engineering study to the Floodplain Section.

August 4, 1994. Revised Planning Department Conditional Use review fees as approved by the Mayor and Council on July 5, 1994, as part of Ordinance No. 8321.

August 31, 1994. Amendment relocated Planning Department fees assessed for Specific Planned (SP) Zones to the Rezoning Section, 4.2, in accordance with Ordinance No. 8350.

February 22, 1995. Revised the Planning Department fees (Section 4.6.E, Historic District Review) as approved by the Mayor and Council on January 23, 1995 (Ordinance No. 8441).

April 10, 1995. Revised the Planning Department fees (Section 4.0) as approved by the Mayor and Council on April 10, 1995 (Resolution No. 16870).

July 1, 1999. Revised Development Services Department fees (Section 2.0) as adopted by Mayor and Council on March 15, 1999 (Ordinance No. 9206).

December 15, 1999. Revised to delete all fees from the Standard except those for the Development Services Department and the Planning Department.

May 13, 2000. On April 10, 2000, Mayor and Council adopted Ordinance No. 9374, General Update – Procedures, which amended the *Land Use Code (LUC)*. This ordinance included an amendment that will alleviate confusion between the City's Specific Planned (SP) Zone and the term "specific plan," which is found in the Arizona Revised Statutes and applies to such plans as subregional, area, and neighborhood plans; the Major Streets and Routes (MS&R) Plan; and the *LUC*. The *LUC* amendment changed the name of the SP zone to "Planned Area Development (PAD)" zone. Accordingly, each Development Standard previously containing the phrase Specific Planned Zone was amended.

June 22, 2000. On May 22, 2000, Mayor and Council adopted Ordinance No. 9392, Transfer of Review Authority, which amended the *Land Use Code (LUC)*. This amendment was prepared for the purposes of transferring the nondiscretionary zoning compliance review authority of development projects from the Planning Department to the Development Services Department (DSD) and clarifying the decision-making authority for each of the review processes.

July 1, 2000. On May 22, 2000, Mayor and Council adopted Ordinance No. 9391, Fees Charged by the Development Services Department for Development and Plan Review, Code Review, and Permits, which increased the Community Design Review Fees by thirty percent and the UBC fees by eleven percent. This ordinance set an effective date of July 1, 2000. Development Standard 1-05.0, Development Review Fee Schedule, Section 2.0, Development Services Department (DSD) Fees, was revised to reflect these fee increases.

February 12, 2001. On February 12, 2001, Mayor and Council adopted Ordinance No. 9517, Growing Smarter and General Update 2, which amended the *Land Use Code (LUC)*. The revisions to this

Development Standard were prepared to correspond with that ordinance. References to the Comprehensive Plan and the Tucson General Plan have been changed to *General Plan*.

July 2, 2001. On July 2, 2001, Mayor and Council adopted Ordinance No. 9583, Fees Charged by the Development Services Department for Development and Plan Review, Code Review, and Permits, which increased the Development Services Department Fees by three percent. This ordinance set an effective date of July 2, 2001. Development Standard 1-05.0, Development Review Fee Schedule, Section 2.0, Development Services Department (DSD) Fees, was revised to reflect these fee increases.

May 9, 2002. Revised Development Services Department fee (Section 2.18.B.) which concerns the fee for filing an appeal for a variance from the plumbing code.

May 12, 2003. On May 12, 2003, Mayor and Council adopted Ordinance No., Fees Charged by the Development Services Department for Development and Plan Review, Code Review, Permits, Planning and Rezoning, which increased the Development Services Department Fees. This ordinance set an effective date of July 1, 2003. Development Standard 1-05.0, Development Review Fee Schedule, Section 2.0, Development Services Department (DSD) Fees, was revised to reflect these fee increases.

May 1, 2009. On April 28, 2009, Mayor and Council amended Development Standard 1-05 to include fees to process Protected Development Right Plan requests.

DEVELOPMENT STANDARD 1-06.0
SPECIFIC PLANNED (SP) ZONE REZONING PROCEDURES
(Effective Date: August 25, 1981)
PLANNED AREA DEVELOPMENT (PAD) ZONE REZONING PROCEDURES
(Effective Date: May 13, 2000)

February 1, 1990. Revised as a result of the establishment of the City of Tucson's Development Services Center.

August 31, 1994. Revisions resulted from the Mayor and Council adoption of the Specific Planned (SP) Zone Ordinance (No. 8350) on August 1, 1994. Adoption of this Ordinance established the SP Zone in Section 23-463 of the Tucson Zoning Code and the SP Zone rezoning procedures. Standards applicable to SP rezoning procedures are incorporated.

December 15, 1999. Revised to update the procedures in accordance with the *Land Use Code (LUC)* and to amend references to the previously adopted Zoning Ordinance to the appropriate sections in the *LUC*. The zoning ordinance was replaced by the *LUC* in July, 1995. Moved the definitions to the Glossary at the back of the Development Standards Book.

May 13, 2000. On April 10, 2000, Mayor and Council adopted Ordinance No. 9374, General Update – Procedures, which amended the *Land Use Code (LUC)*. This ordinance included an amendment that will alleviate confusion between the City's Specific Planned (SP) Zone and the term "specific plan," which is found in the Arizona Revised Statutes and applies to such plans as subregional, area, and neighborhood plans; the Major Streets and Routes (MS&R) Plan; and the *LUC*. The *LUC* amendment changed the name of the SP zone to "Planned Area Development (PAD)" zone. Accordingly, each Development Standard previously containing the phrase Specific Planned Zone was amended.

February 12, 2001. On February 12, 2001, Mayor and Council adopted Ordinance No. 9517, Growing Smarter and General Update 2, which amended the *Land Use Code (LUC)*. The revisions to this Development Standard were prepared to correspond with that ordinance. References to the Comprehensive Plan and the Tucson General Plan have been changed to *General Plan*.

DEVELOPMENT STANDARD 1-07.0
REZONING PROCEDURES
(Effective Date: October 15, 1986)

November 25, 1985. Revised to reflect the Mayor and Council's establishment of a new type of ordinance for rezoning cases which requires the recordation of a subdivision plat.

August 7, 1989. Revised to reflect Mayor and Council's establishment of the rezoning presubmittal conference, a "Fast Track" process, an "Early Ordinance" option process, a Design Compatibility Report, and an Environmental Resource Report.

March 1, 1992. Revised to include a Mayor and Council policy adopted on January 28, 1991, to be in conformance with County policy regarding rezoning applications in annexed areas. Revised to include a Mayor and Council procedure approved on October 21, 1991, authorizing an eight-year maximum time period for rezoning requests. In addition, the list of plan areas, which require the submittal of a Design Compatibility Report, was updated.

August 1, 1992. Revision reflects the Mayor and Council's direction requiring all rezoning applicants to meet with neighborhoods prior to filing the application with the City.

August 31, 1994. Revised to reflect procedures to be followed in processing a Specific Planned (SP) Zone rezoning application.

February 27, 1995. Revised to incorporate land use recommendations in adopted subregional plans. Exhibits I through IV were changed to provide information needed to assist rezoning applicants to develop plans that comply with subregional plan policies. Exhibit V, Cluster Option Report, was added to guide development requests for increased density in the Low Intensity Urban land use category.

July 1, 1995. Revised to facilitate the transition from the Tucson Zoning Code to the *Land Use Code (LUC)* for properties zoned R-4 under the Zoning Code provisions.

April 1, 1998. Revised to clarify applicability of the *Land Use Code (LUC)*.

December 15, 1999. Revised to update the procedures in accordance with the *Land Use Code (LUC)* and to amend references to the previously adopted Zoning Ordinance to the appropriate sections in the *LUC*. The Zoning Ordinance was replaced by the *LUC* in July, 1995.

May 13, 2000. On April 10, 2000, Mayor and Council adopted Ordinance No. 9374, General Update – Procedures, which amended the *Land Use Code (LUC)*. This ordinance included an amendment that will alleviate confusion between the City's Specific Planned (SP) Zone and the term "specific plan," which is found in the Arizona Revised Statutes and applies to such plans as subregional, area, and neighborhood plans; the Major Streets and Routes (MS&R) Plan; and the *LUC*. The *LUC* amendment changed the name of the SP zone to "Planned Area Development (PAD)" zone. Accordingly, each Development Standard previously containing the phrase Specific Planned Zone was amended.

June 22, 2000. On May 22, 2000, Mayor and Council adopted Ordinance No. 9392, Transfer of Review Authority, which amended the *Land Use Code (LUC)*. This amendment was prepared for the purposes of transferring the nondiscretionary zoning compliance review authority of development projects from the Planning Department to the Development Services Department (DSD) and clarifying the decision-making authority for each of the review processes.

February 12, 2001. On February 12, 2001, Mayor and Council adopted Ordinance No. 9517, Growing Smarter and General Update 2, which amended the *Land Use Code (LUC)*. The revisions to this Development Standard were prepared to correspond with that ordinance. References to the Comprehensive Plan and the Tucson General Plan have been changed to *General Plan*.

DEVELOPMENT STANDARD 1-08.0
PLAN AMENDMENT PROCEDURES
(Effective Date: February 1, 1982)

September 8, 1981. Revision reflects Mayor and Council policy requiring that rezoning requests and other proposed changes not in conformance with adopted City plans be deferred until action on a plan amendment is taken by Mayor and Council. The procedures were established February 1, 1982, by Administrative Directive 1.02-13.

July 18, 1989. Per Mayor and Council (March 28, 1988), revised the plan amendment appeal process so that the Mayor and Council hear appeals of the Planning Director's decision that a plan amendment is required.

December 15, 1999. Revised to update the procedures in accordance with the *Land Use Code (LUC)* and to amend references to the previously adopted Zoning Ordinance to the appropriate sections in the *LUC*. The Zoning Ordinance was replaced by the *LUC* in July, 1995. Applicable definitions were moved to the Glossary at the back of the Development Standards Book.

DEVELOPMENT STANDARD 1-09.0
SUBDIVISION PLAT APPROVAL
(Effective Date: February 28, 1986)

February 1, 1990. Revisions resulting from the establishment of the City of Tucson's Development Services Center.

June 22, 2000. On May 22, 2000, Mayor and Council adopted Ordinance No. 9392, Transfer of Review Authority, which amended the *Land Use Code (LUC)*. This amendment was prepared for the purposes of transferring the nondiscretionary zoning compliance review authority of development projects from the Planning Department to the Development Services Department (DSD) and clarifying the decision-making authority for each of the review processes.

DEVELOPMENT STANDARD 2-01.0
DEVELOPMENT PACKAGE
(formerly Development Review Board)
(Effective Date: December 19, 2008)

December 15, 1999. The Development Review Board was removed as the reviewing body on Gateway Route projects with the adoption of the *Land Use Code (LUC)* in July, 1995; therefore, this Standard is no longer applicable and was deleted from the book.

December 19, 2008. On December 19, 2008, the City Manager approved a new Development Standard 2-01 Development Package. Adoption of the standard creates an option to combine the development plan, tentative plat, or site plan, with the grading and other plans (including, in the case of a rezoning, the preliminary development plan) into a unified package for concurrent review.

DEVELOPMENT STANDARD 2-02.0
SITE PLAN CONTENT AND SPECIFICATIONS
(Effective Date: April 13, 1990)

April 12, 1991. Revised to include design elements for layout of bicycle parking and a cross-reference to Development Standard 2-07.0 for landscape plans.

December 15, 1999. Revised to relocate the definitions to the Glossary at the back of the Development Standards Book.

December 18, 2006. Revised to reference the interim watercouse preservation policy adopted by Mayor and Council November 7, 2006 in Resolution No. 20505.

DEVELOPMENT STANDARD 2-03.0
PLATTING PROCEDURES
(Effective Date: December 15, 1986)

June 19, 1989. Revisions per adopted zoning amendments to the Hillside Development Zone (HDZ) and Residential Cluster Project (RCP) ordinances.

August 2, 1990. Revised submittal requirements resulting from adding the Environmental Resource Zone (Ordinance No. 7450), adopted by Mayor and Council on July 3, 1990, to the Zoning Code.

April 12, 1991. Revised to include design elements for layout of bicycle parking and a cross-reference to Development Standard 2-07.0 for landscape plans.

April 11, 1994. This amendment reflects the revised subdivision ordinance adopted by Mayor and Council on April 11, 1994 (Ordinance No. 8249). In addition, information relating to development plans, Residential Cluster Projects (RCPs), Hillside Development Zone (HDZ) projects, and Environmental Resource Zone (ERZ) projects has been moved from this Standard to Development Standards 2-05.0, 2-10.0, 2-12.0, and 2-13.0, respectively.

August 4, 1994. Revised to reflect changes resulting from the land split ordinance adopted by Mayor and Council on July 5, 1994 (Ordinance No. 8318).

December 15, 1999. Revised to update the procedures in accordance with the *Land Use Code (LUC)* and to amend references to the previously adopted Zoning Ordinance to the appropriate sections in

the *LUC*. The Zoning Ordinance was replaced by the *LUC* in July, 1995. Applicable definitions were moved to the Glossary at the back of the Development Standards Book.

May 13, 2000. On April 10, 2000, Mayor and Council adopted Ordinance No. 9374, General Update – Procedures, which amended the *Land Use Code (LUC)*. This ordinance included an amendment that will alleviate confusion between the City's Specific Planned (SP) Zone and the term "specific plan," which is found in the Arizona Revised Statutes and applies to such plans as subregional, area, and neighborhood plans; the Major Streets and Routes (MS&R) Plan; and the *LUC*. The *LUC* amendment changed the name of the SP zone to "Planned Area Development (PAD)" zone. Accordingly, each Development Standard previously containing the phrase Specific Planned Zone was amended.

June 22, 2000. On May 22, 2000, Mayor and Council adopted Ordinance No. 9392, Transfer of Review Authority, which amended the *Land Use Code (LUC)*. This amendment was prepared for the purposes of transferring the nondiscretionary zoning compliance review authority of development projects from the Planning Department to the Development Services Department (DSD) and clarifying the decision-making authority for each of the review processes.

December 18, 2006. Revised to reference the interim watercouse preservation policy adopted by Mayor and Council November 7, 2006 in Resolution No. 20505.

DEVELOPMENT STANDARD 2-04.0
SITE PLAN APPLICATION AND SUBMITTAL REQUIREMENTS
(Effective Date: April 13, 1990)

April 12, 1991. This amendment was prepared to correspond with landscape plan requirements in Development Standard 2-07.0.

May 13, 2000. On April 10, 2000, Mayor and Council adopted Ordinance No. 9374, General Update – Procedures, which amended the *Land Use Code (LUC)*. This ordinance included an amendment that will alleviate confusion between the City's Specific Planned (SP) Zone and the term "specific plan," which is found in the Arizona Revised Statutes and applies to such plans as subregional, area, and neighborhood plans; the Major Streets and Routes (MS&R) Plan; and the *LUC*. The *LUC* amendment changed the name of the SP zone to "Planned Area Development (PAD)" zone. Accordingly, each Development Standard previously containing the phrase Specific Planned Zone was amended.

June 22, 2000. On May 22, 2000, Mayor and Council adopted Ordinance No. 9392, Transfer of Review Authority, which amended the *Land Use Code (LUC)*. This amendment was prepared for the purposes of transferring the nondiscretionary zoning compliance review authority of development projects from the Planning Department to the Development Services Department (DSD) and clarifying the decision-making authority for each of the review processes.

DEVELOPMENT STANDARD 2-05.0
DEVELOPMENT PLAN STANDARD
(Effective Date: December 15, 1986)

April 11, 1994. Revisions included moving information on subdivisions previously located in this Standard to Development Standard 2-03.0 and adding to this Standard all information concerning

development plans previously located in Development Standard 2-03.0. This revision incorporated all information on development plans into one Standard.

August 4, 1994. This amendment revised various sections in order to incorporate administrative changes in the submittal requirements.

December 15, 1999. Revised to update the procedures in accordance with the *Land Use Code (LUC)* and to amend references to the previously adopted Zoning Ordinance to the appropriate sections in the *LUC*. The Zoning Ordinance was replaced by the *LUC* in July, 1995. Applicable definitions were moved to the Glossary at the back of the Development Standards Book.

May 13, 2000. On April 10, 2000, Mayor and Council adopted Ordinance No. 9374, General Update – Procedures, which amended the *Land Use Code (LUC)*. This ordinance included an amendment that will alleviate confusion between the City's Specific Planned (SP) Zone and the term "specific plan," which is found in the Arizona Revised Statutes and applies to such plans as subregional, area, and neighborhood plans; the Major Streets and Routes (MS&R) Plan; and the *LUC*. The *LUC* amendment changed the name of the SP zone to "Planned Area Development (PAD)" zone. Accordingly, each Development Standard previously containing the phrase Specific Planned Zone was amended.

June 22, 2000. On May 22, 2000, Mayor and Council adopted Ordinance No. 9392, Transfer of Review Authority, which amended the *Land Use Code (LUC)*. This amendment was prepared for the purposes of transferring the nondiscretionary zoning compliance review authority of development projects from the Planning Department to the Development Services Department (DSD) and clarifying the decision-making authority for each of the review processes.

December 18, 2006. Revised to reference the interim watercouse preservation policy adopted by Mayor and Council November 7, 2006 in Resolution No. 20505.

DEVELOPMENT STANDARD 2-06.0
LANDSCAPING AND SCREENING STANDARDS
(Effective Date: February 15, 1991)

September 9, 1991. Incorporated revisions to Xeriscape Landscaping and Screening Regulations of the Tucson Zoning Code as adopted by the Mayor and Council on September 9, 1991.

February 1, 1995. These revisions incorporated language on fencing of natural areas during construction into Section 2-06.2.2 and included Figure 13.

September 2, 1997. Revised to incorporate Crime Prevention Through Environmental Design (CPTED) concepts by adding new verbiage and Figures 14 and 15.

December 15, 1999. Revised to update the procedures in accordance with the *Land Use Code (LUC)* and to amend references to the previously adopted Zoning Ordinance to the appropriate sections in the *LUC*. The Zoning Ordinance was replaced by the *LUC* in July, 1995. Applicable definitions were moved to the Glossary at the back of the Development Standards Book.

June 22, 2000. On May 22, 2000, Mayor and Council adopted Ordinance No. 9392, Transfer of Review Authority, which amended the *Land Use Code (LUC)*. This amendment was prepared for the purposes of transferring the nondiscretionary zoning compliance review authority of development

projects from the Planning Department to the Development Services Department (DSD) and clarifying the decision-making authority for each of the review processes.

September 7, 2007. On September 7, 2007, the City Manager approved a renumbering of several of the sections of the Development Standards to provide consistency with the *LUC*. This amendment updated the references to those Development Standards within this section.

DEVELOPMENT STANDARD 2-07.0
LANDSCAPE PLAN CONTENT AND SPECIFICATIONS
(Effective Date: April 12, 1991)

April 11, 1994. Updated to correct references to Development Standard numbers resulting from Mayor and Council adoption of the revised subdivision ordinance (No. 8249).

December 15, 1999. Revised to update the procedures in accordance with the *Land Use Code (LUC)* and to amend references to the previously adopted Zoning Ordinance to the appropriate sections in the *LUC*. The Zoning Ordinance was replaced by the *LUC* in July, 1995. Applicable definitions were moved to the Glossary at the back of the Development Standards Book.

DEVELOPMENT STANDARD 2-08.0
PEDESTRIAN ACCESS
(Effective Date: October 24, 1990)

December 15, 1999. Revised to update the procedures in accordance with the *Land Use Code (LUC)* and to amend references to the previously adopted Zoning Ordinance to the appropriate sections in the *LUC*. The Zoning Ordinance was replaced by the *LUC* in July, 1995. Applicable definitions were moved to the Glossary at the back of the Development Standards Book.

June 22, 2000. On May 22, 2000, Mayor and Council adopted Ordinance No. 9392, Transfer of Review Authority, which amended the *Land Use Code (LUC)*. This amendment was prepared for the purposes of transferring the nondiscretionary zoning compliance review authority of development projects from the Planning Department to the Development Services Department (DSD) and clarifying the decision-making authority for each of the review processes.

January 19, 2001. Revised to correspond with changes to Development Standard 3-01.0 relating to drainage, specifically with respect to drainage over and under sidewalks. In addition, revisions were prepared to: clarify the requirements for when facilities are provided for public access or for when pedestrian access may conflict with vehicular requirements; clarify the intent of providing pedestrian access from adjacent streets without setting forth a specific design solution and permitting flexibility when other design elements conflict with pedestrian access, and state specifically that pedestrian access cannot be provided between a parking space and the PAAL or street providing access to that space.

DEVELOPMENT STANDARD 2-09.0
BICYCLE PARKING FACILITY DESIGN REQUIREMENTS
(Effective Date: May 9, 1990)

April 12, 1991. This amendment clarified language concerning double parking stalls.

July 6, 1992. Revised: (1) definitions to correspond with Article IV, Motor Vehicle and Bicycle Parking Requirements, of the Zoning Ordinance (Ordinance No. 7858), adopted by the Mayor and Council on July 6, 1992, and to relocate them to the Glossary section; (2) references to sections in Article IV; (3) to amend Section 8.0, Modifications and Appeals, to correspond with Administrative Directive 1.02-9 (Development Standard 1-01.0, Procedures for the Establishment of Development Standards); and (4) the text to include "section" headings throughout the Standard.

December 15, 1999. Revised to update the procedures in accordance with the *Land Use Code (LUC)* and to amend references to the previously adopted Zoning Ordinance to the appropriate sections in the *LUC*. The Zoning Ordinance was replaced by the *LUC* in July, 1995. Applicable definitions were moved to the Glossary at the back of the Development Standards Book.

June 22, 2000. On May 22, 2000, Mayor and Council adopted Ordinance No. 9392, Transfer of Review Authority, which amended the *Land Use Code (LUC)*. This amendment was prepared for the purposes of transferring the nondiscretionary zoning compliance review authority of development projects from the Planning Department to the Development Services Department (DSD) and clarifying the decision-making authority for each of the review processes.

DEVELOPMENT STANDARD NO. 2-10.0
RESIDENTIAL CLUSTER PROJECT (RCP) STANDARD
(Effective Date: December 15, 1986)

December 15, 1999. Revised to update the procedures in accordance with the *Land Use Code (LUC)* and to amend references to the previously adopted Zoning Ordinance to the appropriate sections in the *LUC*. The Zoning Ordinance was replaced by the *LUC* in July, 1995. Applicable definitions were moved to the Glossary at the back of the Development Standards Book.

June 22, 2000. On May 22, 2000, Mayor and Council adopted Ordinance No. 9392, Transfer of Review Authority, which amended the *Land Use Code (LUC)*. This amendment was prepared for the purposes of transferring the nondiscretionary zoning compliance review authority of development projects from the Planning Department to the Development Services Department (DSD) and clarifying the decision-making authority for each of the review processes.

November 28, 2006. Revised to reflect amendments to the *LUC* adopted by Mayor and Council October 24, 2006, in Ordinance No. 10334.

<<pending update>>

DEVELOPMENT STANDARD 2-12.0
HILLSIDE DEVELOPMENT ZONE (HDZ) STANDARD
(Effective Date: December 15, 1986)

December 15, 1999. Revised to update the procedures in accordance with the *Land Use Code (LUC)* and to amend references to the previously adopted Zoning Ordinance to the appropriate sections in the *LUC*. The Zoning Ordinance was replaced by the *LUC* in July, 1995. Applicable definitions were moved to the Glossary at the back of the Development Standards Book.

June 22, 2000. On May 22, 2000, Mayor and Council adopted Ordinance No. 9392, Transfer of Review Authority, which amended the *Land Use Code (LUC)*. This amendment was prepared for the purposes of transferring the nondiscretionary zoning compliance review authority of development projects from the Planning Department to the Development Services Department (DSD) and clarifying the decision-making authority for each of the review processes.

August 1, 2007. To correspond with changes.

September 7, 2007. Renumbered as Development Standard 9-01.

DEVELOPMENT STANDARD 2-13.0
ENVIRONMENTAL RESOURCE ZONE (ERZ) STANDARD
(Effective Date: December 15, 1986)

December 15, 1999. Revised to update the procedures in accordance with the *Land Use Code (LUC)* and to amend references to the previously adopted Zoning Ordinance to the appropriate sections in the *LUC*. The Zoning Ordinance was replaced by the *LUC* in July, 1995. Applicable definitions were moved to the Glossary at the back of the Development Standards Book.

June 22, 2000. On May 22, 2000, Mayor and Council adopted Ordinance No. 9392, Transfer of Review Authority, which amended the *Land Use Code (LUC)*. This amendment was prepared for the purposes of transferring the nondiscretionary zoning compliance review authority of development projects from the Planning Department to the Development Services Department (DSD) and clarifying the decision-making authority for each of the review processes.

December 18, 2006. Revised conform to Resolution #20505 adopted by Mayor and Council November 7, 2006, establishing Protected Riparian Areas. Renamed FLOODPLAIN, WASH AND ENVIRONMENTAL RESOURCE ZONE (ERZ) STANDARD.

September 7, 2007. Renumbered as Development Standard 9-06.

DEVELOPMENT STANDARD 2-15.0
NATIVE PLANT PRESERVATION STANDARD
(Effective Date: July 1, 1997)

October 11, 1999. Revised to conform to the *Land Use Code (LUC)* amendment approved by the Mayor and Council on October 11, 1999 (Ord. No. 9246), following the one-year review of the ordinance.

June 22, 2000. On May 22, 2000, Mayor and Council adopted Ordinance No. 9392, Transfer of Review Authority, which amended the *Land Use Code (LUC)*. This amendment was prepared for the purposes of transferring the nondiscretionary zoning compliance review authority of development projects from the Planning Department to the Development Services Department (DSD) and clarifying the decision-making authority for each of the review processes.

DEVELOPMENT STANDARD 2-16.0
LANDSCAPE PLANT MATERIALS
(Effective Date: September 7, 2007)

September 7, 2007. Renumbered from Development Standard 9-06.

DEVELOPMENT STANDARD 2-17.0
PROTECTED DEVELOPMENT RIGHT PLAN
(Effective Date: April 28, 2009)

April 28, 2009. On April 28, 2009, Mayor and Council adopted Development Standard 2-17 Protected Development Right Plan.

DEVELOPMENT STANDARD 3-01.0
STREET DEVELOPMENT STANDARD
(Effective Date: July 6, 1982)

August 3, 1982. Revised to conform to the Zoning Code amendment approved by the Mayor and Council on August 3, 1982, which changed requirements for sight visibility.

December 28, 1983. Updated due to revisions to the Uniform Building Code (U.B.C.) effective July 1, 1983, which deferred the sidewalk requirement exceptions to Development Standard 3-01.0 Street Development Standard.

October 24, 1990. Amended as part of the annual review to clarify interpretation of areas of the Standard and to conform to amendments to the Zoning Code approved by Mayor and Council on September 24, 1990.

September 20, 1993. This amendment was prepared based on specific requests from consultant engineering professionals and to clarify and add to the exemptions from sidewalk construction.

December 15, 1999. Revised to relocate the definitions to the Glossary at the back of the Development Standards Book.

June 22, 2000. On May 22, 2000, Mayor and Council adopted Ordinance No. 9392, Transfer of Review Authority, which amended the *Land Use Code (LUC)*. This amendment was prepared for the purposes of transferring the nondiscretionary zoning compliance review authority of development projects from the Planning Department to the Development Services Department (DSD) and clarifying the decision-making authority for each of the review processes.

January 19, 2001. Revised to address and provide for safety-related requirements for residents of the area and other pedestrians using sidewalks during storm and flood events. Safe vehicular movement during flood flow events is accommodated by street design criteria that require the 10-year flood discharge be contained/conveyed within the curbs. These revisions ensure that the sidewalks will be dry for flow events up to the 10-year frequency flood.

August 27, 2003. Revised to provide area residents with visitor parking along both sides of the right-of-way of local streets. The street cross-section also serves in calming traffic flow by reducing pavement width. A minimum sidewalk width of five (5) feet ensures pedestrian access, which allows two (2) or more people to walk simultaneously.

<<pending update>>3-02

DEVELOPMENT STANDARD 3-03.0
PAVEMENT CUT CRITERIA
(Effective Date: May 1, 1987)

December 15, 1999. Revised to relocate the definitions to the Glossary at the back of the Development Standards Book.

June 22, 2000. On May 22, 2000, Mayor and Council adopted Ordinance No. 9392, Transfer of Review Authority, which amended the *Land Use Code (LUC)*. This amendment was prepared for the purposes of transferring the nondiscretionary zoning compliance review authority of development projects from the Planning Department to the Development Services Department (DSD) and clarifying the decision-making authority for each of the review processes.

DEVELOPMENT STANDARD 3-05.0
VEHICULAR USE AREA DESIGN CRITERIA
(Effective Date: July 6, 1992)

December 15, 1999. Revised to update the procedures in accordance with the *Land Use Code (LUC)* and to amend references to the previously adopted Zoning Ordinance to the appropriate sections in the *LUC*. The Zoning Ordinance was replaced by the *LUC* in July, 1995. Applicable definitions were moved to the Glossary at the back of the Development Standards Book.

June 22, 2000. On May 22, 2000, Mayor and Council adopted Ordinance No. 9392, Transfer of Review Authority, which amended the *Land Use Code (LUC)*. This amendment was prepared for the purposes of transferring the nondiscretionary zoning compliance review authority of development projects from the Planning Department to the Development Services Department (DSD) and clarifying the decision-making authority for each of the review processes.

January 19, 2001. The revisions to the Vehicular Use Area Design Criteria were prepared to: specify the exception of carport supports as vertical barriers requiring a greater parking space width; clarify that a lesser lane width may be used at a drive-through window; clarify that barriers are required to separate undeveloped portions of a site; and clarify the restriction of guest motor vehicle parking in residential zones.

DEVELOPMENT STANDARD NO. 4-01.0
EMERGENCY PROCEDURES FOR HISTORIC STRUCTURES
Tucson Code Chapter 6, Article III, Division 2, Section 66, Exhibit A
(Effective Date: April 4, 1983)

April 26, 1990. This Standard was updated to reflect changes to the names of affected departments.

December 15, 1999. Revised to update the procedures in accordance with the *Land Use Code (LUC)* and to amend references to the previously adopted Zoning Ordinance to the appropriate sections in the *LUC*. The Zoning Ordinance was replaced by the *LUC* in July, 1995. Applicable definitions were moved to the Glossary at the back of the Development Standards Book.

DEVELOPMENT STANDARD NO. 6-01.0
SOLID WASTE DISPOSAL (REFUSE)
(Effective Date: February 2, 1987)

December 15, 1999. Revised to relocate the definitions to the Glossary at the back of the Development Standards Book.

DEVELOPMENT STANDARD NO. 7-01.0
ABANDONMENT OF EASEMENTS IN RESUBDIVISION
(Effective Date: May 15, 1987)

April 11, 1994. Revised to correct references to Development Standard numbers resulting from Mayor and Council adoption of the revised subdivision ordinance (No. 8249).

December 15, 1999. Revised to relocate the definitions to the Glossary at the back of the Development Standards Book.

June 22, 2000. On May 22, 2000, Mayor and Council adopted Ordinance No. 9392, Transfer of Review Authority, which amended the *Land Use Code (LUC)*. This amendment was prepared for the purposes of transferring the nondiscretionary zoning compliance review authority of development projects from the Planning Department to the Development Services Department (DSD) and clarifying the decision-making authority for each of the review processes.

DEVELOPMENT STANDARD NO. 9-01.0
HILLSIDE DEVELOPMENT ZONE STANDARD
(Effective Date: December 15, 1986 and July 19, 1989)

September 7, 2007. Renumbered from Development Standard 2-12 and Development Standard 9-04.

DEVELOPMENT STANDARD NO. 9-02.0
HISTORIC PRESERVATION ZONE DEVELOPMENT STANDARDS
(Effective Date: October 1, 1995)

December 15, 1999. Revised to update the procedures in accordance with the *Land Use Code (LUC)* and to amend references to the previously adopted Zoning Ordinance to the appropriate sections in

the *LUC*. The Zoning Ordinance was replaced by the *LUC* in July, 1995. Applicable definitions were moved to the Glossary at the back of the Development Standards Book.

September 7, 2007. Renumbered to Development Standard 9-08.

DEVELOPMENT STANDARD NO. 9-03.0
HISTORIC DISTRICTS, SITES, AND STRUCTURES
(Effective Date: August 5, 1991)

October 1, 1996. Revised to incorporate Ordinance No. 8520, adopted June 12, 1995, Ordinance No. 8555, adopted August 7, 1995, and Ordinance No. 8611, adopted November 27, 1995, by Mayor and Council.

December 19, 1996. Revised to incorporate Ordinance No. 8775, adopted November 18, 1996, by Mayor and Council.

December 15, 1999. Revised to update the procedures in accordance with the *Land Use Code (LUC)* and to amend references to the previously adopted Zoning Ordinance to the appropriate sections in the *LUC*. The Zoning Ordinance was replaced by the *LUC* in July, 1995. Applicable definitions were moved to the Glossary at the back of the Development Standards Book.

September 7, 2007. Renumbered to Development Standard 9-08.

DEVELOPMENT STANDARD NO. 9-04.0
HILLSIDE DEVELOPMENT SITE IMPROVEMENT
(Effective Date: July 19, 1989)

April 11, 1994. Revised to correct references to Development Standard numbers resulting from Mayor and Council adoption of the revised subdivision ordinance (No. 8249).

December 15, 1999. Revised to update the procedures in accordance with the *Land Use Code (LUC)* and to amend references to the previously adopted Zoning Ordinance to the appropriate sections in the *LUC*. The Zoning Ordinance was replaced by the *LUC* in July, 1995. Applicable definitions were moved to the Glossary at the back of the Development Standards Book.

June 22, 2000. On May 22, 2000, Mayor and Council adopted Ordinance No. 9392, Transfer of Review Authority, which amended the *Land Use Code (LUC)*. This amendment was prepared for the purposes of transferring the nondiscretionary zoning compliance review authority of development projects from the Planning Department to the Development Services Department (DSD) and clarifying the decision-making authority for each of the review processes.

September 7, 2007. Renumbered to Development Standard 9-01.

DEVELOPMENT STANDARD NO. 9-05.0
SOUND ATTENUATION

(Effective Date: October 25, 2004)

DEVELOPMENT STANDARD NO. 9-05.0
RIO NUEVO AND DOWNTOWN (RND) ZONE
(Effective Date: March 26, 2003)

***March 26, 2003*.** On October 14, 2002, Mayor and Council adopted Ordinance No. 9780, Rio Nuevo and Downtown (RND) Zone, which amended the *Land Use Code (LUC)*. This Standard was prepared in conjunction with that ordinance in order to provide design criteria for projects in the RND Zone.

***September 7, 2007*.** Renumbered to Development Standard 9-10.

DEVELOPMENT STANDARD NO. 9-06.0
LANDSCAPE PLANT MATERIALS
(Effective Date: November 10, 1988)

January 1, 1991. Revised to include guidelines to implement the reseeding requirements of graded areas (Ordinance No. 7101) adopted by the Mayor and Council on January 23, 1989.

July 1, 1992. Incorporated revisions to Xeriscape Landscaping and Screening Regulations, of the Tucson Zoning Code, adopted on September 9, 1991, which clarified applicability of native vegetation and seeding programs. It also included the yearly update to the Low Water Use/Drought Tolerant Plant List.

March 1, 1994. This amendment was prepared to use the version of the Low Water Use/Drought Tolerant Plant List prepared by the Department of Water Resources arranged by plant type and water requirements as Exhibit III. It also included the yearly update to the Low Water Use/Drought Tolerant Plant List.

February 1, 1995. This amendment was prepared to incorporate Exhibit IV, Low Water Use/Drought Tolerant Plant List, Allergy Edition.

June 1, 1997. This amendment was prepared to incorporate Exhibit V, Low Water Use/Drought Tolerant Plant List, Sonoran and Chihuahuan Desert Plants.

December 15, 1999. Revised to update the procedures in accordance with the *Land Use Code (LUC)* and to amend references to the previously adopted Zoning Ordinance to the appropriate sections in the *LUC*. The Zoning Ordinance was replaced by the *LUC* in July, 1995. Applicable definitions were moved to the Glossary at the back of the Development Standards Book.

***April 12, 2000*.** Revised to delete Exhibit V, Sonoran and Chihuahuan Desert Plants, from this Development Standard. Because this same information is provided in Exhibits II, III, and IV, the Arizona Department of Water Resources (ADWR) no longer updates this list. In addition, the annual ADWR updates to Exhibit II, Exhibit III, and Exhibit IV were included.

July 2, 2001. Revised to reflect the yearly update to the Low Water Use/Drought Tolerant Plant lists provided by the Arizona Department of Water Resources. Included are revisions to the following lists: Alphabetically Arranged by Plant Name, Exhibit II; Arranged by Plant Type and Water Use, Exhibit III; and Allergy Edition, Exhibit IV.

September 7, 2007. Renumbered to Development Standard 2-16.

DEVELOPMENT STANDARD NO. 9-06.0
FLOODPLAIN, WASH AND ENVIRONMENTAL RESOURCE ZONE (ERZ) STANDARD
(Effective Date: December 15, 1986)

September 7, 2007. Renumbered from Development Standard 2-13.

DEVELOPMENT STANDARD NO. 9-08.0
HISTORIC PRESERVATION ZONE
(Effective Date: July 19, 1989, and August 5, 1991)

September 7, 2007. Renumbered from Development Standard 9-03 and Development Standard 9-04.

DEVELOPMENT STANDARD NO. 9-10.0
RIO NUEVO AND DOWNTOWN
(Effective Date: July 1, 2004)

September 7, 2007. Renumbered from Development Standard 9-05.

DEVELOPMENT STANDARD NO. 10-01.0
STORMWATER DETENTION/RETENTION MANUAL
(Effective Date: September 3, 1987)

DEVELOPMENT STANDARD NO. 10-02.0
CITY OF TUCSON STANDARDS MANUAL FOR DRAINAGE DESIGN AND FLOODPLAIN MANAGEMENT IN TUCSON, ARIZONA
(Effective Date: December 29, 1989)

DEVELOPMENT STANDARD NO. 10-03.0
COMMERCIAL WATER HARVESTING
(Effective Date: May 19, 2009)

DEVELOPMENT STANDARD NO. 11-01.0
EXCAVATION AND GRADING
(Effective Date: 2004)

DEVELOPMENT STANDARD NO. 12-01.0
ESTABLISHMENT AND REVISION HISTORY
(Effective Date: n/a)

September 7, 2007 Establishment and Revision History numbered for consistency with the balance of the Development Standards document.

DEVELOPMENT STANDARD NO. 12-02.0
GLOSSARY
(Effective Date: n/a)

September 7, 2007 Glossary numbered for consistency with the balance of the Development Standards document.

DEVELOPMENT STANDARD NO. 12-03.0
INDEX
(Effective Date: n/a)

September 7, 2007 Index numbered for consistency with the balance of the Development Standards document.

The following definitions apply only to those Development Standards listed under the particular word or term being defined.

A.A.S.H.T.O. is the American Association of State Highway and Transportation Officials.

Applies to:
3-01.0 Street Development Standard

ABANDONMENT is a process whereby easement interests are terminated by a legally recorded document.

Applies to:
2-03.0 Platting Procedures
2-05.0 Development Plan Standard
7-01.0 Abandonment of Easements in Resubdivision

ACCESSIBLE ROUTE CROSS SLOPE means the slope perpendicular to the designed direction of travel.

Applies to:
3-01.0 Street Development Standard

ACCESSIBLE ROUTE RUNNING SLOPE means the slope in the designed direction of travel.

Applies to:
3-01.0 Street Development Standard

ADT is an acronym for average daily traffic, which is the total traffic for a year divided by 365.

Applies to:
3-01.0 Street Development Standard

APC is an acronym for automated plastic container.

Applies to:
6-01.0 *Solid Waste Disposal (Refuse)*

ARTERIAL STREET is a street that primarily serves through traffic movements and which has been identified as an arterial street on the City of Tucson *Major Streets and Routes (MS&R) Plan.*

Applies to:
3-01.0 Street Development Standard

ASSURANCE means a legally binding and enforceable instrument securing the performance of the person tendering the instrument.

Applies to:
1-04.0 Subdivision Assurance Procedures
2-03.0 Platting Procedures
3-01.0 Street Development Standard

AUTOMATED REFUSE COLLECTION SYSTEM is a refuse collection system that is fully automated using a one (1) person operated vehicle.

Applies to:
6-01.0 Solid Waste Disposal (Refuse)

BEDDING is that material between the bottom of the excavated trench and the springline of the pipe or underground facility to be installed.

Applies to:
3-03.0 Pavement Cut Criteria

BICYCLE means a nonmotorized device propelled only by human power having two (2) or three (3) wheels, any of which is more than sixteen (16) inches in diameter.

Applies to:
1-07.0 Rezoning Procedures
2-02.0 Site Plan Content and Specifications
2-05.0 Development Plan Standard
2-06.0 Landscaping and Screening Standards
2-08.0 Pedestrian Access
2-09.0 Bicycle Parking Facility Design Requirements
3-01.0 Street Development Standard
3-05.0 Vehicular Use Area Design Criteria
9-08.0 Historic Preservation Zone Development Standards

BICYCLE LOCKER is a fully enclosed space of sufficient size to park a two (2) wheeled bicycle with its accessories accessible only to the operator of the bicycle.

Applies to:
2-09.0 Bicycle Parking Facility Design Requirements

BICYCLE PARKING FACILITY means a structure which provides temporary placement for bicycles.

Applies to:
2-09.0 Bicycle Parking Facility Design Requirements

BICYCLE PARKING SPACE is an area designated within a facility for the use of an individual bicycle.

Applies to:
2-02.0 Site Plan Content and Specifications
2-09.0 Bicycle Parking Facility Design Requirements

BICYCLE SUPPORT is a rack, post, or other device which is anchored securely and will directly support the bicycle frame in a stable position without damage to the wheels, frame, or components.

Applies to:
2-09.0 Bicycle Parking Facility Design Requirements

BIKE LANE is an area set aside, within a paved roadway, for the purpose of moving bicycle traffic. Bike lanes may be designated by signs, striped lane markings, and/or physical barriers, such as curbs, guard rails, or special fencing.

Applies to:
2-06.0 Landscaping and Screening Standards
2-09.0 Bicycle Parking Facility Design Requirements
3-01.0 Street Development Standard

BUS LANE is a travel lane within a street used exclusively or nearly exclusively by buses.

Applies to:
3-01.0 Street Development Standard

CC&R is an acronym for Covenants, Conditions, and Restrictions.

Applies to:
1-09.0 Subdivision Plat Approval
2-03.0 Platting Procedures
2-10.0 Residential Cluster Project (RCP) Standard
2-15.0 Native Plant Preservation Standard

CDRC is an acronym for Community Design Review Committee.

Applies to:
1-01.0 Procedures for the Establishment of Development Standards (A.D. 1.02-9)
1-03.0 Community Design Review Committee
1-05.0 Development Review Fee Schedule
1-09.0 Subdivision Plat Approval
2-02.0 Site Plan Content and Specifications
2-03.0 Platting Procedures
2-04.0 Site Plan Application and Submittal Requirements
2-05.0 Development Plan Standard
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2-09.0 Bicycle Parking Facility Design Requirements
3-01.0 Street Development Standard
3-05.0 Vehicular Use Area Design Criteria
6-01.0 Solid Waste Disposal (Refuse)
7-01.0 Abandonment of Easements in Resubdivision

COLLECTOR STREET means a street identified as a collector on the *Major Streets and Routes (MS&R) Plan*.

Applies to:
1-04.0 Subdivision Assurance Procedures
3-01.0 Street Development Standard
3-03.0 Pavement Cut Criteria

COMMON-ELEMENT IMPROVEMENTS are improvements, such as street improvements, sewer lines, water lines, drainage facilities, and similar improvements, that serve more than one (1) lot within a subdivision.

Applies to:
1-04.0 Subdivision Assurance Procedures

COMMUNITY DESIGN REVIEW COMMITTEE (CDRC) is a technical advisory committee, created by the City Manager, with representatives from City departments and non-City public agencies involved in development review. (See Development Standard No. 1-03.0.)

Applies to:
1-01.0 Procedures for the Establishment of Development Standards (A.D. 1.02-9)
1-03.0 Community Design Review Committee
1-05.0 Development Review Fee Schedule
1-09.0 Subdivision Plat Approval
2-02.0 Site Plan Content and Specifications
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3-01.0 Street Development Standard
3-05.0 Vehicular Use Area Design Criteria
6-01.0 Solid Waste Disposal (Refuse)
7-01.0 Abandonment of Easements in Resubdivision

CONTAINER (AKA DUMPSTER) is a metal refuse storage receptacle with a minimum capacity of three (3) cubic yards and a maximum capacity of eight (8) cubic yards and which is compatible with the collection vehicles used by the City.

Applies to:
2-02.0 Site Plan Content and Specifications
6-01.0 Solid Waste Disposal (Refuse)

CROWN is the cross slope or difference in elevation, expressed as a percentage, between the high point of a street and the gutter line adjacent to the pavement edge, for any given cross section.

Applies to:
3-01.0 Street Development Standard

CURB CUT is a depressed segment of a vertical roadway curb for driveways, wheelchair ramps, bicycle access, drainage, or other purposes.

Applies to:
1-07.0 Rezoning Procedures
2-03.0 Platting Procedures
2-05.0 Development Plan Standard
3-01.0 Street Development Standard
3-05.0 Vehicular Use Area Design Criteria

CURB RAMP means a ramp cutting through or leading up to a curb.

Applies to:
3-01.0 Street Development Standard

CURB RETURN is the curved segment of curb used at each end of an opening in the roadway curb.

Applies to:
2-03.0 Platting Procedures
3-01.0 Street Development Standard

CUT is a portion of land surface or area from which earth has been removed or will be removed by excavation.

Applies to:
2-02.0 Site Plan Content and Specifications
2-06.0 Landscaping and Screening Standards
9-01.0 Hillside Development Zone (HDZ) Standard
3-03.0 Pavement Cut Criteria
9-01.0 Hillside Development Zone

DESIGN YEAR is the year the roadway improvement reaches life expectancy with normal maintenance.

Applies to:
3-01.0 Street Development Standard

DEVELOPMENT is any activity related to the use of land which is subject to regulation by the City of Tucson through its zoning and subdivision codes or other applicable City Code provisions.

Applies to:
1-01.0 Procedures for the Establishment of Development Standards (A.D. 1.02-9)
1-03.0 Community Design Review Committee
1-07.0 Rezoning Procedures
1-08.0 Plan Amendment Procedures
2-02.0 Site Plan Content and Specifications
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2-08.0 Pedestrian Access
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2-10.0 Residential Cluster Project (RCP) Standard
9-01.0 Hillside Development Zone (HDZ) Standard
9-06.0 Floodplain, WASH, ERZ Development Standard
2-15.0 Native Plant Preservation Standard
3-01.0 Street Development Standard
3-05.0 Vehicular Use Area Design Criteria
6-01.0 Solid Waste Disposal (Refuse)
9-01.0 Hillside Development Zone
9-08.0 Historic Preservation Zone Development Standards

DRIVEWAY is a point of vehicular access between a roadway and an abutting property and is further defined to include:

- The area between the face of curb and the right-of-way line for streets with curbs.

- The area between the edge of pavement of the outside travel lane and the right-of-way line for streets without curbs.

- The area between the right-of-way line and fifteen (15) feet from the right-of-way line toward the street for completely unimproved streets.

Applies to:
1-07.0 Rezoning Procedures
2-02.0 Site Plan Content and Specifications
2-03.0 Platting Procedures
2-06.0 Landscaping and Screening Standards
3-01.0 Street Development Standard
3-05.0 Vehicular Use Area Design Criteria
9-01.0 Hillside Development Zone
9-08.0 Historic Preservation Zone Development Standards

DROUGHT TOLERANT VEGETATION means low water-use plants which, after they are established, can survive within the Sonoran Desert climate with little or no supplemental watering.

Applies to:
2-06.0 Landscaping and Screening Standards

DUMPSTER (see CONTAINER)

DUST CONTROL PAVING is a double shot sealcoat of emulsified asphalt and stone chips as detailed in "Standard Details for Public Improvements."

Applies to:
3-01.0 Street Development Standard

ENCLOSED STRUCTURE is any structure that is enclosed on more than one (1) side or that obscures lines of sight above thirty (30) inches and below six (6) feet, measured from finish grade of pavement.

Applies to:
3-05.0 Vehicular Use Area Design Criteria

ENCLOSURE (AKA BIN) is a rectangular structure with one (1) open side. The structure may or may not have gates and is used for the storage of containers (dumpsters or garbage cans) and litter control.

Applies to:
6-01.0 Solid Waste Disposal (Refuse)

ESCROW means a fund or deposit established by the responsible party, Depositor; held in trust by a third party, Escrow Agent; and disbursed to the Department of Transportation, Beneficiary; for the fulfillment of those improvements as described in the Escrow Agreement.

Applies to:
1-04.0 Subdivision Assurance Procedures

EXPOSED CUT is a cut which, upon completion of the improvement necessitating the cut, remains visible from beyond the boundaries of the site or lot on which the cut is located.

Applies to:
9-01.0 Hillside Development Zone

FINAL PAVEMENT CUT is the sawing of pavement edge through its entire depth along a line one (1) foot beyond the widest portion of the trench width after trench backfilling for the purpose of establishing a trench shoulder at the time of permanent patching.

Applies to:
3-03.0 Pavement Cut Criteria

FINANCIAL ASSURANCE means a legally binding and enforceable instrument securing the performance of the person tendering the instrument.

Applies to:
2-03.0 Platting Procedures

FRONTAGE ROAD is a local street or road auxiliary to, and located on the side of, a roadway for serving abutting property and adjacent areas and for control of access.

Applies to:
3-01.0 Street Development Standard
6-01.0 Solid Waste Disposal (Refuse)

FUNCTIONAL CLASSIFICATION is a method of distinguishing between local, collector, and arterial streets, based on the purpose each serves.

Applies to:
3-01.0 Street Development Standard

GARBAGE CAN CONTAINER is a watertight container for garbage of not more than thirty-two (32) gallons, constructed of galvanized metal, plastic, or of a material of equal or better strength and durability than galvanized metal. Garbage can containers shall have a lid or cover and handles of sufficient strength for workers to empty conveniently.

Applies to:
6-01.0 Solid Waste Disposal (Refuse)

GENERAL PLAN is a comprehensive declaration of purposes, policies, and programs to guide the growth and development of the city and its environs, addressing the following elements: land use; circulation; conservation and environmental planning; parks, recreation, open space, and trails; public buildings, services, and facilities; cultural heritage; housing; conservation, rehabilitation, and redevelopment; safety; human resources; government; economic development; community character and design; growth area and population; cost of development; and water resources.

Applies to:
1-05.0 Development Review Fee Schedule
1-06.0 Planned Area Development (Pad) Zone Rezoning Procedures
1-07.0 Rezoning Procedures

GROUND SLOPE AREA is the area between the back of the sidewalk and the right-of-way line.

Applies to:
3-01.0 Street Development Standard

HISTORIC STRUCTURE is defined, for the purposes of the Emergency Procedures, as a structure more than fifty (50) years old.

Applies to:
4-01.0 Emergency Procedures For Historic Structures

HOMEOWNERS' ASSOCIATION is a legal entity established for the purpose of owning and maintaining commonly held private real property whether residential or commercial in nature.

Applies to:
1-07.0 Rezoning Procedures
2-03.0 Platting Procedures
2-05.0 Development Plan Standard

IMPROVEMENT means required installations, pursuant to subdivision regulations, including, but not limited to, grading, streets, sidewalks, street lights, traffic control devices, drainage and flood control facilities, easements, survey monumentation, or other similar facilities, or developments as a condition to the approval or acceptance of the final plat thereof for which the City of Tucson may ultimately assume responsibility for maintenance and operation. (See also, **IMPROVEMENTS**.)

Applies to:
1-04.0 Subdivision Assurance Procedures

IMPROVEMENTS are any on-site or off-site improvements including refuse container enclosures; streets; sidewalks; sewer, water, and electric utility installations; drainage and flood control facilities; monuments or other similar facilities or developments for which the City of Tucson may ultimately assume responsibility for maintenance and operation; or landscaping, screening, or other site improvements required by the Tucson *Land Use Code (LUC)* or other appropriate City code. (See also, **IMPROVEMENT**.)

Applies to:
1-01.0 Procedures for the Establishment of Development Standards (A.D. 1.02-9)
1-03.0 Community Design Review Committee
1-04.0 Subdivision Assurance Procedures
1-05.0 Development Review Fee Schedule
1-07.0 Rezoning Procedures
2-03.0 Platting Procedures

IMPROVEMENTS (Cont'd)

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2-05.0 Development Plan Standard
2-06.0 Landscaping and Screening Standards
2-07.0 Landscape Plan Content and Specifications
3-01.0 Street Development Standard
3-05.0 Vehicular Use Area Design Criteria
9-08.0 Historic Preservation Zone Development Standards
9-01.0 Hillside Development Zone
9-06.0 Floodplain, WASH, ERZ Development Standard

INGRESS/EGRESS is the safe, unobstructed passage to and from the premises for use by the refuse collection vehicles.

Applies to:
6-01.0 Solid Waste Disposal (Refuse)

INITIAL PAVEMENT CUT is the penetration of the asphaltic pavement through its entire depth by use of an approved device for the purpose of removing sections of permanent asphalt and/or concrete paving.

Applies to:
3-03.0 Pavement Cut Criteria

INTERIM PAVING is paving which is placed to designated grades and which can be expanded to a permanent improvement at a future time.

Applies to:
3-01.0 Street Development Standard

INVERT is the lowest point on any drainage conveyance cross section.

Applies to:
2-03.0 Platting Procedures
2-05.0 Development Plan Standard
3-01.0 Street Development Standard
3-03.0 Pavement Cut Criteria

LETTER OF CREDIT means a letter from an acceptable financial institution stating that the applicant has monetary assets equal to a specified amount; the responsible party is in good standing with the financial institution; and the financial institution guarantees the availability of funds to complete the required work, should the applicant not be in a position to provide them. In addition, the bank or financial institution must have a financial statement filed with the City of Tucson and be approved as an acceptable institution.

LETTER OF CREDIT (Cont'd)

Applies to:
1-04.0 Subdivision Assurance Procedures

LEVEL means surface slopes not exceeding one (1) to fifty (50) in any direction.

Applies to:
3-01.0 Street Development Standard
6-01.0 Solid Waste Disposal (Refuse)

LEVEL OF SERVICE is a general term describing the operating conditions a driver will experience while traveling on a particular facility. Where roadway conditions are fixed, level of service varies primarily with volume.

Applies to:
3-03.0 Pavement Cut Criteria

LOCAL STREET is a street that primarily serves as access to a residence or other abutting property.

Applies to:
1-07.0 Rezoning Procedures
3-01.0 Street Development Standard

LOCATION MAP means a one (1) square mile map reduced to a scale of 3" = 1 mile which shows the arterial streets close to the site centered on the map.

Applies to:
1-07.0 Rezoning Procedures
2-02.0 Site Plan Content and Specifications
2-03.0 Platting Procedures
2-05.0 Development Plan Standard

LOT-SPECIFIC IMPROVEMENTS are noncommon-element improvements, such as a driveway apron, sidewalk, or similar improvement, that serves a single lot in a subdivision.

Applies to:
1-04.0 Subdivision Assurance Procedures

MAJOR STREET is any public street designated as a Major Street by the City of Tucson's *Major Streets and Routes (MS&R) Plan*.

Applies to:
1-07.0 Rezoning Procedures
2-02.0 Site Plan Content and Specifications

MAJOR STREET (Cont'd)

2-03.0 Platting Procedures
2-05.0 Development Plan Standard
2-06.0 Landscaping and Screening Standards
3-01.0 Street Development Standard
3-03.0 Pavement Cut Criteria
6-01.0 Solid Waste Disposal (Refuse)

MOBILE HOME PARK means a parcel of land under single ownership used for the placement of three (3) or more mobile homes, whether or not a fee is charged for the use of the parcel of land.

Applies to:
6-01.0 Solid Waste Disposal (Refuse)

MODAL SPLIT is the percentage or fractional portion of the total traffic for which each component (car, truck, bus, car pool, etc.) is responsible.

Applies to:
3-01.0 Street Development Standard

MPH is an acronym for miles per hour.

Applies to:
3-01.0 Street Development Standard

MS&R (or MS&R PLAN) is an acronym for the *Major Streets and Routes Plan*, current edition, published by the Planning Department, City of Tucson.

Applies to:
1-07.0 Rezoning Procedures
2-02.0 Site Plan Content and Specifications
2-03.0 Platting Procedures
2-05.0 Development Plan Standard
2-06.0 Landscaping and Screening Standards
3-01.0 Street Development Standard
3-03.0 Pavement Cut Criteria

MULTIFAMILY DEVELOPMENT is any residential development consisting of three (3) or more dwelling units on an integrated site or single lot.

Applies to:
6-01.0 Solid Waste Disposal (Refuse)

MUTCD is an acronym for Manual on Uniform Traffic Control Devices (Federal Highway Administration).

Applies to:
3-01.0 Street Development Standard

NO-ACCESS EASEMENT is a strip of land across which traffic is prohibited, whether vehicular, pedestrian, or other traffic.

Applies to:
2-03.0 Platting Procedures

NONEXPOSED CUT is a cut which, upon completion of the improvement necessitating the cut, is not visible from beyond the boundaries of the site or lot on which the cut is located, due to backfilling the excavation.

Applies to:
9-01.0 Hillside Development Zone

OFF-STREET PARKING is any space provided for vehicular parking not within the street right-of-way.

Applies to:
2-02.0 Site Plan Content and Specifications
2-05.0 Development Plan Standard
2-09.0 Bicycle Parking Facility Design Requirements
3-05.0 Vehicular Use Area Design Criteria

ON-STREET PARKING is a parking lane.

Applies to:
2-03.0 Platting Procedures
3-01.0 Street Development Standard
3-05.0 Vehicular Use Area Design Criteria

ONE-WAY STREET is a street which has only one (1) legal direction of travel.

Applies to:
3-01.0 Street Development Standard

OPEN STRUCTURE is any structure that is open on the three (3) sides nearest the street and that does not obscure lines of sight above thirty (30) inches or below six (6) feet, measured from finish grade of pavement.

Applies to:
3-05.0 Vehicular Use Area Design Criteria

PAAL is an acronym for Parking Area Access Lane.

Applies to:
1-07.0 Rezoning Procedures
2-02.0 Site Plan Content and Specifications
2-05.0 Development Plan Standard
2-06.0 Landscaping and Screening Standards
2-08.0 Pedestrian Access
3-01.0 Street Development Standard
3-05.0 Vehicular Use Area Design Criteria

PAG is an acronym for Pima Association of Governments.

Applies to:
1-07.0 Rezoning Procedures

PARENT ORGANIZATION is the organization, such as the Tucson Water Department, Pima County Wastewater Management, or other utility, having jurisdiction over the underground facility being installed in the right-of-way.

Applies to:
3-03.0 Pavement Cut Criteria

PARKING AREA ACCESS LANE(S) (PAAL) is an area within a parking lot serving as a travel lane or lanes, other than those in a street, to provide individual access to parking spaces. Typical examples include shopping center parking lots, apartment developments using common parking, and other places in which the primary or sole purpose is to provide access to a parking area, as opposed to providing access directly to property.

Applies to:
1-07.0 Rezoning Procedures
2-02.0 Site Plan Content and Specifications
2-05.0 Development Plan Standard
2-06.0 Landscaping and Screening Standards
2-08.0 Pedestrian Access
3-01.0 Street Development Standard
3-05.0 Vehicular Use Area Design Criteria

PARKING LANE is an area set aside at the edge of a paved roadway for purposes of parking vehicular traffic.

Applies to:
3-01.0 Street Development Standard
3-05.0 Vehicular Use Area Design Criteria

PAVEMENT CUT MORATORIUM is that time period after the acceptance of newly installed pavement or overlay during which the pavement surface shall not normally be cut for trenching or other purposes.

Applies to:
3-03.0 Pavement Cut Criteria

PAVEMENT TRENCHING includes the cutting of pavement and the excavation of material to a depth below the lowest elevation of the underlying base course within City rights-of-way. Typically, trenches are deeper than they are wide and longer than they are deep; however, for purposes of this Development Standard, any excavation within the City rights-of-way will be referred to as trenching without regard to the geometric shape of the excavation. Trenching may occur in other locations outside pavement areas.

Applies to:
3-03.0 Pavement Cut Criteria

PCC is an acronym for portland cement concrete.

Applies to:
3-01.0 Street Development Standard

PEDESTRIAN CIRCULATION PATH is an exterior way of passage which is designed for pedestrian use and which may include general pedestrian areas, such as sidewalks, plazas, and courts.

Applies to:
2-08.0 Pedestrian Access
3-01.0 Street Development Standard

PERMANENT PATCH is the native material/aggregate base course/concrete base and hot mix asphaltic concrete/portland cement concrete used to repair the upper level of pavement cut and to provide a permanent wearing surface. The following types apply:

1. Type A consists of emulsified asphalt and chip sealcoat, hot mix asphaltic concrete, and aggregate base course above the trench backfill material.

2. Type B consists of matching surface course of hot mix asphaltic concrete and three thousand (3,000) p.s.i. high early strength portland cement concrete above the trench backfill material.

3. Permanent patches for portland cement concrete surfaces not overlaid with other materials shall consist of matching the existing structural pavement section. The surface finished shall match the original concrete finish. The trench shoulder and portland cement concrete shall be the same as "Type B" patch above.

PERMANENT PATCH (Cont'd)

These patches shall be in accordance with Standard Detail No. 8-1202-003.

Applies to:
3-03.0 Pavement Cut Criteria

PLAN AMENDMENT is a proposed change(s) to a plan previously adopted by Mayor and Council.

Applies to:
1-05.0 Development Review Fee Schedule
1-07.0 Rezoning Procedures
1-08.0 Plan Amendment Procedures

PROPERTY DESCRIPTION includes sufficient information to describe the location and boundaries of the parcel which must include at least the description used by the County Assessor and the recorded book and page reference of the property deed.

Applies to:
2-02.0 Site Plan Content and Specifications

PROPERTY OWNERS' ASSOCIATION is a legal entity established for the purpose of owning and maintaining commonly held private real property.

Applies to:
2-03.0 Platting Procedures
2-05.0 Development Plan Standard
3-01.0 Street Development Standard

RAMP means a sloping element which provides a smooth transition between two (2) different points of elevation but does not include any flared sides which do not meet the slope requirements for a ramp.

Applies to:
2-03.0 Platting Procedures
3-01.0 Street Development Standard

REFUGE LANE is a lane abutting the curb or shoulder of a roadway which provides space for emergency parking of vehicles.

Applies to:
3-01.0 Street Development Standard

RESIDENTIAL STREET is a street serving primarily as access to residential property.

Applies to:
3-01.0 Street Development Standard
3-03.0 Pavement Cut Criteria

RESTRICTED ACCESS PARKING (BICYCLE) provides Class 2 facilities within a locked room, garage, or locked enclosure accessible only to the operators of the bicycles parked within.

Applies to:
2-09.0 Bicycle Parking Facility Design Requirements

RIGHT-OF-WAY means an area reserved for a public use, such as street rights-of-way and utility easements.

Applies to:
1-07.0 Rezoning Procedures
2-02.0 Site Plan Content and Specifications
2-03.0 Platting Procedures
2-04.0 Site Plan Application and Submittal Requirements
2-05.0 Development Plan Standard
2-06.0 Landscaping and Screening Standards
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3-01.0 Street Development Standard
3-03.0 Pavement Cut Criteria
6-01.0 Solid Waste Disposal (Refuse)
9-08.0 Historic Preservation Zone Development Standards

ROADWAY is the paved portion of a street excluding curbs.

Applies to:
2-06.0 Landscaping and Screening Standards
3-01.0 Street Development Standard
3-03.0 Pavement Cut Criteria

SCULPTURED ROCK is a soil stabilization treatment using a material, such as cement or Gunite, which is sculpted to resemble natural stone.

Applies to:
9-01.0 Hillside Development Zone

SHADING is the trench backfill above the bedding material of the underground facility, in accordance with the parent organization's specifications and details, to a height of one (1) foot above the parent organization's facility, unless otherwise specified by the parent organization.

Applies to:
3-03.0 Pavement Cut Criteria

SIDEWALK means a constructed pedestrian circulation path meeting, at a minimum, the specifications for construction listed in these Standards.

Applies to:
1-04.0 Subdivision Assurance Procedures
1-07.0 Rezoning Procedures
2-02.0 Site Plan Content and Specifications
2-03.0 Platting Procedures
2-05.0 Development Plan Standard
2-06.0 Landscaping and Screening Standards
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SIDEWALK AREA means that portion of a street between the curb line or the lateral line of a roadway and the adjacent property line, whether identified on the ground as a pedestrian walkway or not.

Applies to:
3-01.0 Street Development Standard
3-05.0 Vehicular Use Area Design Criteria

SINGLE FAMILY/DUPLEX DEVELOPMENT is any residential development consisting of one (1) or two (2) dwelling units on an individual lot and not as part of an integrated site.

Applies to:
6-01.0 Solid Waste Disposal (Refuse)

SITE PLAN means a graphic representation of the existing and proposed improvements on a site.

Applies to:
1-05.0 Development Review Fee Schedule
2-02.0 Site Plan Content and Specifications
2-03.0 Platting Procedures
2-04.0 Site Plan Application and Submittal Requirements
2-05.0 Development Plan Standard

SITE PLAN (Cont'd)

2-07.0 Landscape Plan Content and Specifications
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9-06.0 Floodplain, WASH, ERZ Development Standard
2-15.0 Native Plant Preservation Standard
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9-01.0 Hillside Development Zone
9-08.0 Historic Preservation Zone Development Standards

STANDARD SPECIFICATIONS AND DETAILS AND MANUALS are the specifications and details published by the Engineering Division of the Department of Transportation, City of Tucson. These specifications, details, and other regulations/policies of the City of Tucson may be amended or changed as to nomenclature or content and the nomenclature changed in this Standard without necessity for review or reapproval of this Standard. Such specifications, details, and other regulations/policies shall be reviewed/amended in accordance with the applicable procedures for the review/amendment of the respective specification, detail, regulation, or policy.

Applies to:
3-01.0 Street Development Standard (contains "Standard Specifications")
3-01.0 Street Development Standard (contains "Standard Details")

STATIONARY COMPACTOR (STAT-PAK) is a refuse compacting machine that mechanically compresses materials on-site for ultimate disposal by City vehicles.

Applies to:
6-01.0 Solid Waste Disposal (Refuse)

STREET is any permanent public or private right-of-way set aside to accommodate vehicular travel lanes, parking lanes, bike lanes, pedestrian facilities, utility areas, and other such design features whether designated as a street, drive, highway, thoroughfare, road, boulevard, avenue, lane, place, or however otherwise designated, save and except the term PARKING AREA ACCESS LANE(S) (PAAL).

Applies to:
1-04.0 Subdivision Assurance Procedures
1-07.0 Rezoning Procedures
2-02.0 Site Plan Content and Specifications
2-03.0 Platting Procedures
2-04.0 Site Plan Application and Submittal Requirements
2-05.0 Development Plan Standard
2-06.0 Landscaping and Screening Standards
2-07.0 Landscape Plan Content and Specifications
2-08.0 Pedestrian Access
2-09.0 Bicycle Parking Facility Design Requirements

STREET (Cont'd)

2-10.0 Residential Cluster Project (RCP) Standard
3-01.0 Street Development Standard
3-03.0 Pavement Cut Criteria
3-05.0 Vehicular Use Area Design Criteria
6-01.0 Solid Waste Disposal (Refuse)
9-08.0 Historic Preservation Zone Development Standards

STRIP EASEMENT is a utility easement running parallel with, and abutting, a street.

Applies to:
3-01.0 Street Development Standard

STUB STREETS are dead-end streets which are planned to be continued along the same alignment in a future development.

Applies to:
2-03.0 Platting Procedures
3-01.0 Street Development Standard

SUBDIVIDER means a person, firm, corporation, partnership, association, syndicate, trust, or other legal entity that files application and initiates proceedings for the subdivision of land in accordance with the provisions of the City's subdivision regulations, Tucson *Land Use Code (LUC)*, Article IV, except that an individual serving as agent for such legal entity is not a subdivider.

Applies to:
1-04.0 Subdivision Assurance Procedures

TDOT is an acronym for the City of Tucson Department of Transportation.

Applies to:
3-01.0 Street Development Standard

TEMPORARY PATCH is a cold mix asphaltic concrete applied to the surface of a trench backfill to provide a temporary wearing surface and moisture barrier until a permanent patch can be installed.

Applies to:
3-03.0 Pavement Cut Criteria

TEMPORARY PAVING (sometimes called strip paving) is asphaltic surface treatment to graded and compacted earth.

Applies to:
3-01.0 Street Development Standard
3-03.0 Pavement Cut Criteria (contains "Temporary Pavement")

TRAVEL LANE is an area set aside, within a paved roadway, for the purpose of moving vehicular traffic.

Applies to:
2-08.0 Pedestrian Access
3-01.0 Street Development Standard

TRENCH BACKFILL is the filling of the excavated void from a point one (1) foot above the facility installed (top of shading) to a point sufficiently below the existing original asphaltic concrete or portland cement concrete surface to allow the installation of the appropriate pavement patch.

Applies to:
3-03.0 Pavement Cut Criteria

UNDERGROUND FACILITY means any item or appurtenance to be installed below the surface in the right-of-way of a City street such as water pipes, storm or sanitary sewer pipes, gas lines, electrical conduit and ducts, telephone appurtenances, etc., including individual service connections.

Applies to:
3-03.0 Pavement Cut Criteria

CITY OF TUCSON
DEVELOPMENT STANDARD NO. 12-03.0
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